

FILE NUMBER: SPSD189-010(OA)

DATE FILED: December 13, 2018

LOCATION: An area generally bounded by Woodall Rodgers Freeway, Routh Street, Ross Avenue, Saint Paul Street, San Jacinto Street, and North Central Expressway

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approximately 118 acres **CENSUS TRACT:** 17.01 & 0021.00

REQUEST: A City Plan Commission Authorized Hearing to consider appropriate sign regulations contained in Divisions 51A-7.900, Downtown Special Provision Sign District (SPSD), 51A-7.1200 Arts District SPSP, and 51A-7.2100 Arts District Extension Area SPSP of the Dallas Development Code, with consideration to be given to amending and expanding the Arts District SPSP and with consideration to be given to repealing or modifying the Arts District Extension SPSP and a portion of the Downtown SPSP.

SUMMARY: This hearing's purpose is to consider revisions to the sign regulations to provide a more uniform set of sign regulations for an expanded area. The proposal would revise, amend, and expand the sign regulations applicable to the Arts District SPSP, replacing the current Arts District Extension Area SPSP, the Chase Tower Subdistrict, and a portion of the General CBD Subdistrict within the Downtown SPSP.

CPC RECOMMENDATION: (1) **Repeal** a portion of the Downtown SPSP, limited to the Chase Tower Subdistrict; (2) **repeal** the Arts District Extension Area SPSP; and (3) **approval** of amendments to and expansion of the Arts District SPSP.

STAFF RECOMMENDATION: (1) **Repeal** a portion of the Downtown SPSP, limited to the Chase Tower Subdistrict; (2) **repeal** the Arts District Extension Area SPSP; and (3) **approval** of amendments to and expansion of the Arts District SPSP.

BACKGROUND INFORMATION:

- Planned Development District No. 145 (The Arts District) was established by Ordinance No. 17710 on February 16, 1983, and amended by Ordinance No. 20862 by the City Council on January 23, 1991. In 1982, the Sasaki Plan was created to guide the development within Plan Development District No. 145 and Plan Development District No. 708. Finally, the City Council amended this PD on January 27, 2021, to correlate with the vision of the Arts District Connect Master Plan.
- Planned Development District No. 708 and the Dallas Arts Extension Area Sign District were established by Ordinance Nos. 25916, 25920 & 28933, passed by the Dallas City Council on March 9, 2005, to complement the adjacent Arts District (Planned Development District No. 145). Simultaneously with the public hearing for Planned Development No. 145, the City Council amended this PD on January 27, 2021, to address the Arts District Connect Master Plan's vision.
- The Arts District Sign District was established by Ordinance No. 30731 on December 13, 2017.
- The Downtown Special Provision Sign District was established by Ordinance No. 30685, October 25, 2017, which included the retail Subdistricts A & B, the General CBD Subdistrict, the Downtown Perimeter Subdistrict, the Main Street Subdistrict, the Convention Center Subdistrict, the Akard Station Subdistrict, & the Whitacre Tower Subdistrict. On October 23, 2019, the City Council established the Chase Tower Subdistrict
- On December 13, 2018, the City Plan Commission authorized a public hearing to amend the Arts District Sign District and consider appropriate signage.
- On January 27, 2021, Resolution No. 210290 established the Dallas Arts District Connect Master Plan, which replaced the Sasaki Plan, to guide development within the Art District, the Dallas Art Extension Area, and a portion of the Downtown Special Provision Sign District, which is the combined boundaries of Plan Development District No 708 and Plan Development District No 145.
- On July 6, 2023, the City Plan Commission authorized a public hearing to amend the December 13, 2018, authorization to extend the boundaries of the Arts District Sign District to include the Arts District Extension Sign District and to consider appropriate signage to make the area consistent with the approved Dallas Arts District Master Plan. The approval of the proposed SPDS amendment will integrate the Arts District

Extension Sign District and a portion of the Downtown Special Provision Sign District into the Arts District Sign District.

- On April 28, 2025, City Staff held a community meeting at the Dallas Museum of Art, located at 1717 N. Harwood Street, Dallas, TX 75201, to gather community input and suggestions on the proposed Arts District amendment and extension. A total of 13 attendees asked questions about understanding the proposed changes and provided suggestions, such as not wanting a kiosk blocking the pedestrian sidewalks due to safety concerns.
- On June 17, 2025, the Special Sign District Advisory Committee and the Arts District Advisory Committee recommended approval for the proposed Arts District Sign District amendment and expansion.
- On August 7, 2025, the City Plan Commission was briefed and took action on the item.

Connect Master Plan

The Dallas Arts District Connect Master Plan is a comprehensive strategy designed to maintain the Arts District as a world-class cultural hub. It achieves this by transforming the Arts District into a vibrant, mixed-use neighborhood that connects with surrounding areas, including Uptown, Victory Park, Klyde Warren Park, and Downtown. The plan emphasizes walkable streets, universal accessibility, and resource conservation. Its strategy to achieve this goal is to update design guidelines, improve accessibility, strengthen community sense, promote economic growth, provide environmental benefits, and foster neighborhood integration.

The Dallas Arts District Connect Master Plan's signage vision catalyzes the plan's success. Signage determines the proper branding of the district and integrates art and performance into public spaces, making the Arts District more accessible and engaging for residents and visitors. Furthermore, signage should promote and locate the existing and proposed mixed-use venues, fostering the district's economy without negatively impacting its unique characteristics and safety. Therefore, the proposed ADSD's amendments are crucial for the continued development and alignment of the Dallas Arts District Connect Master Plan's vision with the city's overall planning goals.

STAFF ANALYSIS:

The proposed amendments have been formulated with the assistance of the Arts District Committee and the stakeholders. This collaborative approach ensures that the proposed

amendments to integrate the Arts District Extension Area Sign District and a portion of the Downtown Special Provision Sign District, which includes all the Chase Tower Subdistrict and a portion of the General CBD Subdistrict, align with the Connect Dallas Master Plan's vision for signage within the Arts District Sign District. The proposed amendments include consideration of appropriate signage and are made with input and feedback from all parties involved. This inclusive process makes everyone involved feel valued and integral to the district's future.

The following table compares and summarizes the existing attached sign types in the current Arts District, Arts District Extension, and The Chase Tower SPSPDs with the attached sign types proposed in the amendments.

Attached Sign Type	Arts District	Arts District Extension	Downtown CBD Subdistrict	Downtown Chase Tower	Proposed Arts District (Expanded)
Digital Display	allowed		allowed with SUP	allowed with SUP	allowed with conditions
Public Signs	allowed	allowed	prohibited	prohibited	allowed
Plaques	allowed	allowed	prohibited	prohibited	allowed
Promotional Signs	allowed	prohibited	prohibited	prohibited	allowed
Awning Signs	allowed	allowed	allowed with restrictions	allowed with restrictions	allowed
Flat Attached Signs	allowed with restrictions	allowed with restrictions	allowed with restrictions	allowed with restrictions	allowed
Marquee Signs	allowed	allowed	allowed	allowed	allowed
Projecting Signs	allowed with restrictions	allowed with restrictions	allowed	allowed	allowed with conditions
Upper Projecting Signs	allowed with restrictions		allowed one per premise	allowed one per premise	allowed with conditions
Window Signs	allowed with restrictions	allowed	allowed	allowed	allowed with restrictions
Gateway Attached Premise Signs	prohibited	prohibited	prohibited	2 allowed	2 allowed with conditions
Canopy Signs	allowed	allowed	allowed	allowed	allowed
Building Identification Signs	allowed	allowed	allowed	allowed	allowed
Canopy Fascia Signs	allowed only on Flora	prohibited	prohibited	prohibited	allowed with restrictions
Cultural Institution Digital Signs	allowed with limits	prohibited	prohibited	prohibited	allowed with limits
Cultural Institution Signs	allowed	prohibited	prohibited	prohibited	allowed
Supergraphic Sign	prohibited	prohibited	allowed	prohibited	prohibited

The following table compares and summarizes the existing detached sign types of the current Arts District, Arts District Extension, and The Chase Tower SPSDs with the detached sign types proposed in the amendments.

Detached Sign Type	Existing Arts District	Existing Arts District Extension	Existing Downtown CBD Subdistrict	Existing Downtown Chase Tower	<u>Proposed</u> Arts District (Expanded)
Building Identification Signs	allowed	allowed	allowed	allowed	allowed
Cultural Institution Digital Signs	allowed with limits	prohibited	prohibited	prohibited	allowed with limits
Cultural Institution Signs	allowed	prohibited	prohibited	prohibited	allowed
Freestanding Identification Signs	allowed limit to 3	prohibited	prohibited	prohibited	allowed with limits
Construction Barricade Sign	allowed with limits	allowed	allowed	allowed	allowed
Kiosk	prohibited	allowed	allowed	allowed	prohibited

SPSD Consolidation

This proposal intends to amend and expand the Arts District Sign District's Division 51A-7.1200 by rescinding Sec 51A-7.1214.1 Subdistrict A, Sec 51A-7.1214.2 Subdistrict B, Sec 51A-7.1214.3 Subdistrict C, all of Division 51A-7.2100, the Arts District Exemption Area, and the portion of Sec 51A-7.900 Downtown Special Provision Sign District of the Dallas City Code that is located within the proposed boundaries expansion which includes all of the Chase Tower Subdistrict and portion of the General CBD Subdistrict. The amendment integrates these rescinded areas into the Arts District Sign District's boundary limits. This proposal consolidates the sign regulations into a single Special Provision Sign District, making the permitting process for signs more efficient and aligning with the objectives of the Dallas Arts District Connect Master Plan (<https://www.dallasartsdistrictconnect.org/>).

The proposed modifications for the Provisions for the Arts District Sign District in this report includes underlined words that signify new words in the proposal for the code, while the strikethrough words indicate words proposed to be removed from the code; everything else remains unchanged. Below is a summary of the proposed main changes.

Definitions

The amendment proposes to add ten new definitions, including the definition for the Arts District, which now means Planned Development District Nos. 145 and 708, as amended. The Connect Master Plan definition has now replaced the definition of the Sasaki Plan. Furthermore, the definition of the restaurant/retail identity sign has been removed to comply with the removal of subdistricts A, B, and C from the Arts District Sign District's provisions. This last change would not prevent restaurants or retailers from obtaining a sign.

Arts District Sign Permit Requirements

This proposal removes permit requirements from plaques, façade-mounted banner signs, pole-mounted banner signs, and cultural institution identification signs or district activity signs that are no larger than 30 inches by 40 inches, in addition to governmental traffic signs.

Operational Requirements for Signs with Digital Displays

This proposal amends the regulations for signs with digital displays by removing the hours of operation limitations and adding "whichever is less" to Section 51A-7.1205.1(2). This section states that digital signs must automatically adjust their brightness based on natural ambient light conditions, in compliance with the standards required in the central business district or the formula specified in Section 51A-7.1205.1. The maximum pixel size remains at 16 mm for LED panels measuring 100 to 125 square feet, and 19 mm for those exceeding 126 square feet.

Cultural Institution Identification Signs

The proposal allows for six cultural institution identification signs that can feature digital displays provided they comply with the requirements for signs with digital displays. These six cultural institution identification signs may only display premises and sponsorship information. These signs are limited to one at Woodland Rogers Freeway and Jack Evans Street, one at Ross Avenue and Leonard Street, and four are allowed along Floral Street. Finally, these signs must comply with the operational requirements for signs with digital displays as stipulated by section 51A-7.1207.

Evaluation

Staff compared the Victory Special Purpose Sign District, the Downtown Special Provision Sign District, Deep Ellum/Near East Side Sign District, and the Farmers Market Special Purpose District to determine and compare the proposed sign conditions and functionality. Based on the comparison, staff determined that the proposed conditions would maintain the character of Flora Street, Ross Avenue, and the Arts District from signs that are out of character with the area, specifically in terms of number (clutter), size, style, color, and materials.

Conclusion

This proposal will enhance the image and liveliness of the Arts District by encouraging artistic, yet functional and informative, signs. It will promote the commercial success of each individual tenant in the Arts District and, in turn, the collective commercial success of all tenants in the district. It creates a sense of design continuity between signs and the other streetscape elements of the Arts District. It will make the Arts District an attractive place for the public to frequent by providing easy directions to specific cultural institutions. It will create a means of identifying the various types or categories of retail establishments along Flora Street and Ross Avenue. It will identify and promote cultural events and activities that align with the Arts District's purposes, thereby creating a vibrant and engaging cultural scene. It will recognize that sign hardware is a part of the overall visual design of a sign, and it will ensure that investments in signs and other structures in the Arts District are not devalued by inappropriate or poor-quality sign hardware. Finally, the proposed conditions will prevent hazards or annoyances to motorists and pedestrians and will not contravene the intent of Section 51A-7.500. Therefore, Staff recommends approval of the proposed amendment and extension of the Arts District Sign District, a proposal that promises an exciting and engaging cultural experience for all stakeholders.

CPC Action

August 7, 2025

Motion: It was moved to 1) **Repeal** a portion of the Downtown SPSD, limited to the Chase Tower Subdistrict; 2) **repeal** the Arts District Extension Area SPSD; and 3) **approve** staff's recommended amendments to and expansion of the Arts District SPSD with the following changes: In Sec. 51A-7.1207(f)(7), maximum effective area for a canopy fascia sign is 296 square feet.; In Sec. 51A-7.1208(a), strike staff's recommendation to prohibit kiosks; Sec. 51A-7.1208(b)(5)(D) should read: "Monument signs may identify a building's original owner, architect and developer and/or a building's multiple current tenants."; Strike Subsection (e) "District Activity Signs" in Sec. 51A-7.1210, in an area bounded by Woodall Rodgers Freeway, Routh Street, Ross Avenue, Saint Paul Street, San Jacinto Street, and North Central Expressway.

Maker: Kingston

Second: Hampton

Result: Carried: 13 to 0

For: 13 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Hall,
Kingston, Rubin

Against: 0

Absent: 1 - Sims

Vacancy: 1 - District 12

Notices: Area: 500 Mailed: 456

Replies: For: 1 Against: 0

Speakers: For: Lily Weiss, 750 N. St. Paul St., Dallas, TX, 752001

Victoria Morris, 2323 Ross Ave., Dallas, TX, 75201

Against: None

June 17, 2025, SSDAC Minutes

SPSD189-010

MOTION: It was moved to approve:

A City Plan Commission Authorized Hearing to consider appropriate signage contained in Division 51A-7.900 Downtown Special Provision Sign District, 51A-7.1200 Arts District Sign District, & 51A-2100 Arts District Extension area Sign District of the Dallas City Code to amend and expand the Arts District Sign District's boundaries to include the area encompass by Woodall Rodgers Freeway, Routh Street, Ross Avenue, St. Paul Street, San Jacinto Street, and North Central Expressway, and to rescind the Arts District Extension Area Sign District & the portion of the Downtown Special Provision Sign District on the properties zoned Planned Development District No.145 and Planned Development District No. 708.

Maker: Webster

Second: Harding

Result: Carried: 4 to 0

For: 4– Webster, Hardin, Hall, and Dumas

Against: 0

Absent: 1– Peadon

Conflict: 0

Speakers – Victoria Morris & Sam Fowler

June 17, 2025, ADSAC Minutes

SPSD189-010

MOTION: It was moved to approve:

A City Plan Commission Authorized Hearing to consider appropriate signage contained in Division 51A-7.900 Downtown Special Provision Sign District, 51A-7.1200 Arts District Sign District, & 51A-2100 Arts District Extension area Sign District of the Dallas City Code to amend and expand the Arts District Sign District's boundaries to include the area encompass by Woodall Rodgers Freeway, Routh Street, Ross Avenue, St. Paul Street, San Jacinto Street, and North Central Expressway, and to rescind the Arts District Extension Area Sign District & the portion of the Downtown Special Provision Sign District on the properties zoned Planned Development District No.145 and Planned Development District No. 708.

Maker: Kingston
Second: Scripps
Result: Carried: 4 to 0

For: 4 – Dumas, Potter, Scripps, and Kingston
Against: 0
Absent: 3 – Peadon, Forsyth, and Hardin
Conflict: 0

Speakers – Victoria Morris, Sam Fowler, and Katie O'Brien

CPC Recommended Amendments

Division 51A-7.900. Downtown Special Provision Sign District.

Note: The Chase Tower Subdistrict, adopted by City Council on October 23, 2019, by [Ordinance No. 31374](#), is proposed to be repealed (removed) from the Downtown Special Provision Sign District. The Chase Tower Subdistrict site is proposed within the boundaries of the proposed expansion of the Arts District Sign District. All references to the Chase Tower Subdistrict, including conditions that apply only to the Chase Tower Subdistrict, are to be deleted from Division 51A-7.900. Additionally, the property description in Section 51A-7.901(a) will be amended to reflect the new boundaries of the Downtown Special Provision Sign District.

To read the existing sign regulations for the Downtown SPSPD, please click [here](#).

DIVISION 51A-7.1200. PROVISIONS FOR THE ARTS DISTRICT SIGN DISTRICT.

SEC. 51A-7.1201. DESIGNATION OF ARTS DISTRICT SIGN DISTRICT.

(a) A special provision sign district is hereby created to be known as the Arts District Sign District. For purposes of this article, the boundaries of the Arts District Sign District are described in Exhibit A attached to Ordinance No. [\[new ordinance no.\]](#) ~~[30731]~~, passed by the Dallas City Council on [\[date of this ordinance\]](#) ~~[December 13, 2017]~~.

~~(b) Subdistrict A is hereby created within the Arts District Sign District. For the purposes of this division, Subdistrict A is the area bounded by Flora Street to the northwest, Leonard Street to the northeast, Ross Avenue to the southeast, and Crockett Street to the southwest and more particularly described in the Exhibit A attached to Ordinance No. 30731, passed by the Dallas City Council on December 13, 2017.~~

~~—(c) Subdistrict B is hereby created within the Arts District Sign District. For the purposes of this division, Subdistrict B is the area bounded by Woodall Rodgers Freeway to the northwest, Crockett Street to the northeast, Munger Avenue to the southeast, and Pearl Street to the southwest, and more particularly described in the Exhibit A attached to Ordinance No. 30731, passed by the Dallas City Council on December 13, 2017.~~

~~—(d) Subdistrict C is hereby created within the Arts District Sign District. For the purposes of this division, Subdistrict C is the area bounded by Flora Street to the northwest, Olive Street to the northeast, Ross Avenue to the southeast, and Harwood Street to the southwest, and more particularly described in Exhibit A attached to Ordinance No. 31079, passed by the Dallas City Council on December 12, 2018.~~

~~—(e) The property described in Subsection (a), which was formerly part of the Downtown Special Provision Sign District, is no longer considered to be part of that district. This division completely supersedes Division 51A-7.900 with respect to the property described in Subsection (a).~~

SEC. 51A-7.1202. PURPOSE.

The Dallas Arts District (Planned Development District No. 145) was established by Ordinance No. 17710, which was passed by the Dallas City Council on February 16, 1983. This approximately ~~22-block~~ ~~[17-block]~~, ~~118-acre~~ ~~[60-acre]~~ area in the northeast section of the central business district represents a concerted effort on the part of the city and arts organizations to consolidate major art institutions in one mixed-use area.

The guideline for development in the Arts District is an urban design plan known as the “Connect Master [Sasaki] Plan.” This plan is based on district-wide design and land use concepts, which include the creation of a pedestrian-oriented environment and a distinctive visual image for the district. As a wide, tree-lined environment, Flora Street connects three subdistricts (Museum Crossing, Concert Lights, and Fountain Plaza) and provides continuity in a development framework for public institutions and private owners. Flora Street is defined as the major pedestrian spines and focus of development in the district. Flora Street is a wide, tree-lined environment that provides connection and continuity in a development framework for public institutions and private owners. Similarly, Ross Avenue is defined as the primary mixed-use commercial corridor and is another focus area for development in the district. Ross Avenue is a high-quality streetscape that complements Flora Street with active street frontages that accommodate pedestrians and transit.

The sign regulations in this division have been developed with the following objectives in mind:

- (1) To protect the character of Flora Street, Ross Avenue, and the Arts District from inappropriate signs in terms of number (clutter), size, style, color, and materials.
- (2) To enhance the image and liveliness of the Arts District by encouraging compatible signs that are artistic in style, while being functional and informative in purpose.
- (3) To promote the commercial success of each individual tenant in the Arts District and, in turn, the commercial success of all the tenants in the district collectively.
- (4) To create a sense of design continuity between signs and the other streetscape elements of the Arts District.
- (5) To help make the Arts District an attractive place for the public to frequent by providing ease of direction to specific cultural institutions.
- (6) To create a means of identifying the various types or categories of retail establishments along Flora Street and Ross Avenue.
- (7) To identify and promote cultural events and activities consistent with the purposes of the Arts District.
- (8) To recognize that sign hardware is a part of the overall visual design of a sign, and to ensure that investments in signs and other structures in the Arts District are not devalued by inappropriate or poor quality sign hardware.

SEC. 51A-7.1203. DEFINITIONS.

- (a) In this division:

- (1) ARTS DISTRICT means Planned Development District No. 145 (the Dallas Arts District) and Planned Development District No. 708 (the Dallas Arts District Extension Area).
- (2) ARTS DISTRICT OFFICIAL LOGO means the official logo of the Arts District[as depicted in Exhibit A, which is attached to Ordinance No. [new ordinance no.], passed by the Dallas City Council on [date of this ordinance] ~~[Ordinance No. 20345, passed by the Dallas City Council on June 14, 1989].~~
- (3) AWNING SIGN means an attached sign that is or appears to be part of an awning.
- (4) BLOCK means an area bounded by streets on all sides.
- (5) BLOCKFACE means all of the lots on one side of a block.
- (6) BUILDING CORNICE AREA means that portion of a building facade above the highest story, but below the actual roof structure.
- (7) BUILDING IDENTIFICATION SIGN means an attached or detached sign composed of one or more characters that identify a specific building's name.
- (8) BUILDING PLAZA AREA means an open area near a building featuring amenities, such as walkways, trees and shrubs, and places to sit.
- (9) ~~(8)~~ CANOPY means a permanent non-fabric architectural element projecting from the face of a building.
- 10 ~~(9)~~ CANOPY FASCIA SIGN means an attached sign with a digital display that is attached to, applied on, or supported by the fascia or soffit of a canopy.
- ~~[(10) CBD STREETSCAPE PLAN means the Dallas Central Business District Streetscape Guidelines approved by the Dallas City Council on April 15, 1981, by Resolution No. 81-1118]~~
- (11) CHARACTER means a symbol, as a letter or number, that represents information.
- (11.1) CONNECT MASTER PLAN means the urban design plan adopted by Dallas City Council on January 27, 2021. The Connect Master Plan is intended to serve as a guide and should be consulted for goals, objectives, policy statements, and recommendations for development in the Dallas Arts District.
- (12) CONSTRUCTION BARRICADE SIGN means a temporary detached sign that is affixed to a construction barricade.
- (13) CULTURAL INSTITUTION means any facility used primarily for the visual or performing arts; open to the public, such as a museum, concert hall, theater, or similar facility; and established by a public or philanthropic entity.
- (14) CULTURAL INSTITUTION SIGNS means cultural institution identification signs, district activity signs, façade mounted banner signs, and pole mounted banner signs, as defined in this section.
- (15) CULTURAL INSTITUTION IDENTIFICATION SIGN means an attached or detached sign that identifies the cultural institution; the district; an arts organization such as a symphony, dance company, or theatre group that uses that cultural institution; or otherwise promotes cultural events or cultural activities in this district.

(16) DETACHED PREMISE SIGN means a sign that is both a detached sign and a premise sign as defined in Section 51A-7.102.

(16.1) DIGITAL CULTURAL INSTITUTION IDENTIFICATION SIGN means a cultural institution identification sign with a digital display.

(16.2) DISTRICT INFORMATION means words or symbols that identify the district; a cultural institution in the district; an arts organization such as a symphony, dance company, or theatre group that uses a cultural institution in the district; or otherwise promotes cultural events or cultural activities in the district.

(16.3) FAÇADE MOUNTED BANNER SIGN means a sign that promotes a cultural event or activity and that is attached to a building façade.

(17) FLAT ATTACHED SIGN means an attached sign that is parallel to the building facade.

(18) FLORA STREET FRONTAGE AREA means the "Flora Street Frontage Area" as defined in the Arts District PD ordinance (Ordinance No. 17710, as amended).

(19) FREESTANDING DISTRICT IDENTIFICATION SIGN means a detached ~~[monument]~~ sign that identifies ~~[the cultural institution;]~~ the district ~~[; a sponsor of the cultural institution, district, or arts organization; or an arts organization such as a symphony, dance troupe, or theater group that uses that cultural institution].~~

(19.1) GATEWAY SIGN means an attached sign located on an access gate or a vertical clearance structure/access gate.

(20) GENERIC RETAIL IDENTIFICATION SIGN means an attached or detached sign identifying a type or category of retail establishment without identifying a specific establishment.

(21) GOVERNMENTAL TRAFFIC SIGN means a detached sign, signal, or other traffic control device installed by a governmental agency for the purpose of regulating, warning, or guiding vehicular or pedestrian traffic on a public highway. Examples of these signs include stop signs, one-way signs, no parking signs, and electronic pedestrian and vehicular signalization devices and their fixtures.

(22) INTEGRATED SIGN means a ~~[premise]~~ sign ~~[within Subdistrict A, Subdistrict B, or Subdistrict C]~~ that is integrated into the design of the building ~~[and may be a monument sign].~~

(23) KIOSK means a detached non-premise sign ~~[small structure]~~ with one or more sides and may include digital capabilities ~~[used to display artwork or temporary signs].~~

(24) MARQUEE SIGN means an attached sign that is affixed to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building, and consisting primarily of changeable panels, words, or characters.

(25) MONUMENT SIGN means a detached sign applied directly onto a grade level support structure (instead of a pole support) with no separation between the sign and grade.

(26) MOVEMENT INFORMATION SIGN means an attached or detached sign showing the location of or route to a specific cultural institution or a parking area serving that institution.

(27) PLAQUE means an attached or detached tablet, the contents of which are either commemorative or identifying.

(27.1) POLE MOUNTED BANNER SIGN means a sign that promotes a cultural institution or cultural event or activity and that is mounted to a streetlight pole.

(28) PREMISE means the entire Arts District Sign District land area as defined in 51A-7.1201(a).

(29) PRIVATE SIGNS means those signs that are not "public signs" as defined in this section.

(30) PROJECTING ATTACHED SIGN means an attached sign that is perpendicular to the building façade.

(30.1) PUBLIC ART means art created with the intention of being viewed by the public. For purposes of this district, public art is not considered a sign.

(31) PROMOTIONAL SIGN means a sign that promotes a cultural event or activity.

(32) PUBLIC SIGNS means governmental traffic signs, movement information signs, generic retail identification signs, plaques, or construction barricade signs, as defined in this section.

~~[(33) RESTAURANT/RETAIL IDENTITY SIGN means an attached premise sign located on a building in Subdistrict B or Subdistrict C that has a restaurant, retail, or personal service use located on the ground floor and that identifies that specific restaurant, retail, or personal service tenant.]~~

(33) RETAINING WALL SIGN means a sign that is integrated into a retaining wall.

(34) ROSS AVENUE FRONTAGE AREA means the area of each building site within 50 feet of Ross Avenue.

~~[(34) SASAKI PLAN means the urban design plan prepared by Sasaki Associates, Inc. in August, 1982 to serve as the guideline for development in the Dallas Arts District. The Sasaki Plan is attached to and made a part of the Arts District PD ordinance (Ordinance No. 17710, as amended).]~~

(35) SIGN HARDWARE means the structural support system for a sign, including the fastening devices that secure a sign to a building facade or pole.

~~[(36) SPONSORSHIP CONTENT means goods and services sold by the sponsor of the cultural institution, district, or arts organization whether sold on or off the premises.]~~

(36) SPONSORSHIP INFORMATION means goods and services sold by the sponsor of the cultural institution, this district, or arts organization whether sold on or off the premises.

(37) TENANT IDENTITY SIGN means an attached sign that identifies a specific tenant of the premise on which the sign is located.

(38) THIS DISTRICT means the Arts District Sign District.

(39) WINDOW SIGN means a sign temporarily or permanently attached to, applied on, or supported by a window.

(b) Except as otherwise provided in this section, the definitions contained in Sections 51A-2.102 and 51A-7.102 apply to this division. In the event of a conflict, this section controls.

SEC. 51A-7.1204. ARTS DISTRICT SIGN PERMIT REQUIREMENT.

(a) A person shall not alter, place, maintain, expand, or remove a sign in this district without first obtaining a sign permit from the city, except that no sign permit is required for:

- (1) governmental traffic signs; ~~and~~
- (2) cultural institution identification signs or district activity signs no larger than 30 inches by 40 inches ~~[promotional signs other than banners]~~;
- (3) plaques;
- (4) facade-mounted banner signs; and
- (5) pole-mounted banner signs.

(b) The procedure for obtaining a sign permit is outlined in this section. Section 51A-7.602 does not apply to signs in this district.

(c) No sign permit may be issued to authorize a sign in this district unless the director has first issued a certificate of appropriateness in accordance with this section.

(d) There is hereby created a committee to be known as the Arts District Sign Review Committee (the “committee”). The committee shall be composed of five members appointed by the city plan commission. One member of the committee must be an architect or graphic designer. The commission shall solicit a list of nominees from entities operating in the Arts District and the commission shall appoint the remaining four members from that list. Appointments to the committee shall be for a term of two years ending on September 1 of each odd-numbered year, and the members shall serve without compensation. The commission may appoint up to three alternate members to the committee who serve in the absence of one more regular members when requested to do so by the chairperson or by the city manager. The alternate members serve for the same period and are subject to removal the same as regular members. The commission shall fill vacancies occurring in the alternate membership the same as in the regular membership.

(e) The committee shall meet upon the call of the chair or a simple majority of the committee members. A simple majority of members present shall constitute a quorum, and issues shall be decided by a simple majority vote of the members present. The department shall furnish staff support to the committee.

(f) The function of the committee shall be to familiarize itself thoroughly with the character, special conditions, and economics of the Arts District. In addition, the committee shall provide guidance, advice, and assistance to the director in reviewing applications for permits to authorize signs in this district.

(g) Section 51A-7.504, which establishes the special sign district advisory committee for special provision sign districts in the city generally, does not apply to this district. The Arts District Sign Review Committee is the exclusive advisory committee for reviewing and making recommendations to the director concerning applications for permits to authorize signs in this district.

(h) Upon receipt of an application for a permit to authorize a sign in this district, the building official shall refer the application and plans to the director for a review to determine whether the work complies with this ordinance. The director shall conduct his or her review so that a decision

on issuance of the permit can be made within 30 calendar days from the date the completed application is submitted to the building official.

(i) The director shall solicit a recommendation from the committee before making a decision to approve or disapprove a certificate of appropriateness. The recommendation of the committee is not binding upon the director, and the director may decide a matter contrary to the recommendation of the committee.

(j) A decision by the director to grant a certificate of appropriateness may be appealed by the committee only. A decision to deny the certificate may be appealed by either the applicant or the committee. An appeal is made by filing a written request with the director for review by the city plan commission. An appeal must be made within 10 days after notice is given to the applicant of the director's decision. In considering the appeal, the sole issue shall be whether or not the director erred in making the decision, and, in this connection, the commission shall consider the same standards that were required to be considered by the director in making the decision. Decisions of the commission are final as to available administrative remedies and are binding on all parties.

(k) If the city plan commission fails to make a decision on an appeal by the applicant within 30 calendar days of the date the written request for an appeal is filed with the director, the application shall be considered approved subject to compliance with all other applicable city codes, ordinances, rules, and regulations.

(l) A person who violates Subsection (a) or any other provision in this division is guilty of a separate offense for each day or portion of the day during which the violation is continued.

SEC. 51A-7.1205. SPECIAL PROVISIONS FOR ALL SIGNS.

(a) This division does not apply to signs that are not visible from outside the premise on which the signs are located.

(b) Signs in this district are permitted in or overhanging the public way subject to city franchise requirements.

(c) No [~~Except in Subdistrict A, Subdistrict B, and Subdistrict C, no~~] sign may obscure a window or a significant architectural element of a building.

(d) Sign hardware may be visible if its structural elements have been specifically devised for their intrinsic contribution to an overall artistic or architectural effect. Utilitarian hardware intended only for functional purposes must be concealed from normal view.

(e) Mounting devices supporting a projecting attached sign must be fully integrated with the overall design of the sign.

(f) Materials, fasteners, and anchors used to manufacture and install signs must be resistant to corrosion.

(g) Paints and coatings must contain a UV inhibitor to retard the discoloration and fading effects of ultraviolet light. In addition to finish coats, bare metals must have a primer coat or other surface pretreatment as recommended by the paint or coating manufacturer.

(h) Electrical power required for signs must be supplied by means of concealed conduit from an appropriate power source to the sign in accordance with city codes and accepted practices of

the trade. Electrical disconnects, transformers, and related apparatus, including wiring and conduit, must be concealed from normal view.

(i) No signs may be illuminated by an independent external light source, unless the external light source is located on the ground and within four feet of the sign.

(j) Burned out or defective lights in signs must be replaced within a reasonable time. Failure to comply with this provision may result in sign permit revocation.

(k) Only those signs exempt from the Highway Beautification Act are permitted within 660 feet of a regulated highway [~~Banners are only allowed as promotional signs~~].

SEC. 51A-7.1205.1. OPERATIONAL REQUIREMENTS FOR SIGNS WITH DIGITAL DISPLAYS.

(a) Display. All signs with digital display:

(1) must contain a default mechanism that freezes the image in one position in case of a malfunction;

(2) must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the standards required in the central business district, or the following formula, whichever is less:

(A) the ambient light level measured in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then

(B) the dimming level, multiplied by .0039 equals the brightness level; then

(C) the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed sign brightness, measured in nits. For example:

32768 = natural ambient light conditions

÷ 256

128 = dimming level

x .0039

.4992 = brightness level

x 9000 = (maximum brightness of the example sign in nits)

4492.8 = allowed brightness in nits;

(3) may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance;

(4) must have a full color display able to display a minimum of 281 trillion color shades; and

(5) must be able to display a high quality image with a minimum resolution equivalent to the following table:

Digital Display Sign Resolution Chart
--

Size of LED Panel	Maximum Pixel Size
100 to 125 square feet	16 mm
Greater than 126 square feet	19 mm

(b) Light intensity. Before the issuance of a sign permit for a sign with a digital display, the applicant shall provide written certification from the sign manufacturer that:

(1) the light intensity has been factory programmed to comply with the maximum brightness and dimming standards in the formula in Subparagraph (a)(2); and

(2) the light intensity is protected from end-user manipulation by password-protected software, or other method satisfactory to the building official.

(c) Change of message. Except as provided in this section, changes of message must comply with the following:

(1) Each message must be displayed for a minimum of eight seconds.

(2) Changes of message must be accomplished within two seconds.

(3) Changes of message must occur simultaneously on the entire sign face.

(4) No flashing, dimming, or brightening of message is permitted except to accommodate changes of message.

(d) Streaming information. If a special events permit has been issued for district activities, ticker tape streaming and streaming video are permitted.

(e) Malfunction. Digital display sign operators must respond to a malfunction or safety issue within one hour after notification.

SEC. 51A-7.1206. PUBLIC SIGNS.

(a) Generic retail identification signs.

(1) ~~[This subsection applies only to generic retail identification signs as defined in Section 51A-7.1203.~~

~~(2)~~ These signs are only permitted on Flora Street and Ross Avenue.

(3) These signs must be one-eighth inch thick aluminum disks that are 12 inches in diameter.

(4) Messages on these signs must consist entirely of graphic symbols or glyphs designed to identify a type or category of retail facility. They may not identify specific retail establishments.

(5) These signs must be mounted on streetlight poles. No more than six signs are allowed on a pole. When there is more than one sign, the second sign must be the same height as the first sign and located on the other side of the pole. Additional signs must be similarly paired and located immediately beneath the first two signs. Thus, the proper maximum configuration will be symmetrical and consist of three pairs of signs, with the second and third pairs being located immediately below the first pair.

(b) Governmental traffic signs.

(1) ~~[This subsection applies only to governmental traffic signs as defined in Section 51A-7.1203.]~~

(2) Notwithstanding any other provision in this division, these signs must comply with applicable statutory specifications.

(3) On Flora Street and Crockett Street these signs must be mounted on streetlight poles, or on white cylindrical poles. ~~[On other streets they must be mounted on white cylindrical poles. n other streets they must be mounted on white cylindrical poles or on other fixtures recommended in the CBD Streetscape Plan.]~~

(4) The backs of these signs must be white in color.

(c) Movement ~~[Institutional movement]~~ information signs.

(1) ~~[This subsection applies only to movement information signs as defined in Section 51A-7.1203.]~~

(2) On Flora Street and Crockett Streets these signs must be mounted on streetlight poles, or on white cylindrical poles. On other streets, they must be mounted on white cylindrical poles. ~~[On other streets they must be mounted on white cylindrical poles or on other fixtures recommended in the CBD Streetscape Plan.]~~

(3) The backs of these signs must be white in color and incorporate the Arts District official logo.

(4) Movement information signs may include district information.

(d) Plaques.

(1) This subsection applies only to plaques as defined in Section 51A-7.1203.

(2) Permanent plaques must be made of bronze or stone and contain an inscription that relates to the Arts District.

(3) Temporary plaques are only permitted in conjunction with public art, and must contain an inscription that relates to the public art.

~~[(e) Promotional signs:~~

~~(1) This subsection applies only to promotional signs as defined in Section 51A-7.1203.~~

~~(2) These signs must promote cultural events and activities. The portion of a sign devoted to sponsor identification, if any, must not exceed 10 percent of its effective area. No sign or portion of a sign may be used to advertise a specific product or service other than the cultural event or activity.~~

~~(3) Banners must be either flat against a building facade or mounted on streetlight poles. All other signs must be affixed to city-franchised kiosks.~~

~~(4) No sign other than a banner may be larger than 30 inches by 40 inches.~~

~~(5) No sign may be permanent in nature. Each sign must be removed no later than 30 days after its specific advertised event or activity has ended. (Ord. 20345)]~~

(e) Construction barricade signs.

(1) A minimum 10 percent of the effective area of the sign must display the names of the owner, occupant, district sponsor, district activity, and/or Klyde Warren Park name or activity.

(2) Non-premise messages are permitted, provided only one non-premise message consisting of a business name or logo may be located along each street frontage.

(3) Construction barricade signs must be removed when the construction barricade is removed.

(4) The message area on a construction barricade sign may be fully decorated or graphically designed if:

(A) no decoration or graphic horizontally projects more than two inches from the surface of the barricade; or

(B) no decoration or graphic vertically projects more than four feet above the top of the barricade.

SEC. 51A-7.1207. ATTACHED PRIVATE SIGNS.

(a) In general.

~~[This section applies to all attached private signs except building identification signs, cultural institution identification signs, canopy fascia signs, and tenant identity signs within Subdistrict A, Subdistrict B, and Subdistrict C. For the regulations governing building identification signs, see Section 51A-7.1209. For the regulations governing cultural institution identification signs, see Section 51A-7.1210. For the regulations governing canopy fascia signs, see Section 51A-7.1211. For the regulations governing tenant identity signs within Subdistrict A, see Section 51A-7.1214.1. For the regulations governing tenant identity and restaurant/retail identity signs within Subdistrict B, see Section 51A-7.1214.2. For the regulations governing restaurant/retail identity signs within Subdistrict C, see Section 51A-7.1214.3.]~~

(2) No sign may project above the building cornice area. ~~[These signs are only allowed on building facades that are in the Flora Street Frontage Area.]~~

(3) Except for retaining wall signs, at ~~[No sign may project above the building cornice area. —(4) At]~~ grade structural supports for attached signs are prohibited.

(4)~~(5)~~ No establishment may have a mix of awning signs, projecting attached signs, flat attached signs, and/or marquee signs, except that awning signs may be mixed with flat attached signs.

(5) The total effective area of all private signs on one façade may not exceed 30 percent of the façade area. Projecting attached signs are not included in these effective area calculations.

(b) Awning signs.

(1) ~~[This subsection applies only to awning signs as defined in Section 51A-7.1203.~~

(2) Letters and numbers on these signs must:

(A) be parallel or perpendicular to the front building facade; and

(B) not exceed 18 inches in height.

(3) No letters or numbers are allowed on the sloped top of an awning except as part of an official corporate logo or registered trademark. No more than 50 percent of the total sloped awning surface area may contain graphics.

(4) No words, other than those which are part of the basic awning design pattern, are permitted on awnings located above the second story.

(5) No sign may have flashing or sequenced lighting.

(c) Flat attached signs.

(1) Flora Street frontage area. This paragraph [subsection] applies only to flat attached signs located at or below the third story of a façade of a building with frontage on the Flora Street Frontage Area [as defined in Section 51A-7.1203].

(2) These signs may project a maximum of four inches from a building [are not permitted above the third story of a building].

(3) Except for flat attached signs located at or above the highest leasable floor, these signs are not permitted above the third story of a building.

(3.1) No sign may have a length that exceeds 70 percent of the length of the frontage of the establishment with which it is associated. Signs associated with the same establishment must be spaced at least 30 feet apart. No sign may exceed 60 square feet in effective area.

(4) The maximum character heights allowed on these signs are:

- (i) 18 inches for signs located below the third story; and
- (ii) 24 inches for third-story signs.

(5) No sign cabinets are permitted. Adequate clear space for staging characters must be provided. In no event may the character height exceed 60 percent of the vertical dimension of the sign. The sides of three-dimensional characters, if any, must be the same color as their faces.

(6) No sign may contain more than five words.

(7) Sources of sign illumination that are an integral part of the design of the sign, such as neon or small individual incandescent lamps, are permitted. These signs may be protected by transparent covers.

(8) Internally-lit plastic translucent signs are prohibited.

(9) No sign may have flashing or sequenced lighting.

(d) Tenant identity signs.

(A) Number and location.

(i) For tenant identity signs located below the third floor, only one tenant identity sign is permitted per street entrance.

(ii) For tenant identity signs located at or above the third floor, only one tenant identity sign is permitted per façade, except that two tenant identity signs are permitted on a façade with frontage on Ross Avenue, San Jacinto Street, or Woodall Rodgers Freeway.

(iii) Tenant identity signs on a façade with frontage on the Flora Street Frontage Area may only be located at or below the third story of a façade of a building or at or above the highest leasable floor of a building.

(B) Prohibited facades. These signs are prohibited on facades with frontage on the following:

(i) Munger Avenue.

(ii) Crockett Street, unless the building site is adjacent to the Ross Avenue Frontage Area.

(iii) Leonard Street, unless the building site is adjacent to the Flora Street Frontage Area.

(C) Color and composition. These signs must be the same color and composed of individual letters or symbols only.

(D) Illumination. Illumination of these signs, if any, must be internal to illuminate the building façade and produce a “halo” around the characters. No illuminated sign or element of a sign may turn on or off or change its brightness.

(E) Façade coverage. These signs may not exceed four percent of the façade to which it is affixed.

(3) Building identification signs.

(A) This subsection applies only to attached building identification signs as defined in Section 51A-7.1203.

(B) Number and location.

(i) On each façade, one building identification sign is permitted below the third story of a building, provided the sign is located above a building entrance and contains only the building name and/or street address.

(ii) On each façade, one building identification sign is permitted at or above the highest leasable floor of a building.

(C) Prohibited facades. These signs are prohibited on facades with frontage on the following:

(i) Munger Avenue.

(ii) Crockett Street, unless the building site is adjacent to the Ross Avenue Frontage Area.

(iii) Leonard Street, if the building site is adjacent to the Flora Street Frontage Area.

(D) Façade coverage.

(i) A building identification sign located below the third story of a building may have a maximum of 50 square feet of effective area allocated to the building name, and a maximum of 25 square feet of effective area allocated to the building address. The maximum permitted heights

of characters on these signs are 24 inches for the building name, and 12 inches for the building address.

(ii) A building identification sign located at or above the highest leasable floor of a building may not exceed four percent of the façade to which it is affixed.

(E) Color and composition. These signs must be the same color and composed of individual letters or symbols only.

(F) Illumination. Illumination of these signs, if any, must be internal to illuminate the building façade and produce a “halo” around the characters. No illuminated sign or element of a sign may turn on or off or change its brightness.

(d) Marquee signs.

(1) [~~This subsection applies only to marquee signs as defined in Section 51A-7.1203.~~

~~(2)]~~ These signs are only allowed in conjunction with establishments that have as their major use movies or live entertainment productions.

(3) The permanent canopy of which this sign is a part must:

- (A) project no more than six feet from the building facade;
- (B) be a minimum of ten feet above the sidewalk grade;
- (C) have a vertical dimension that does not exceed four feet; and
- (D) have a horizontal dimension along the building facade that does not exceed 30 feet.

(4) The total effective area of signs on the permanent canopy must not exceed 120 square feet.

(5) No sign may:

- (A) project more than three feet from the permanent canopy;
- (B) extend vertically more than 30 feet above the canopy height; or
- (C) be more than three feet in width.

(6) Messages with characters over eight inches in height are limited to a maximum of five words on each canopy facade. Messages with characters under eight inches in height have no limit on the number of words. Character height must not exceed 60 percent of the vertical dimension of the permanent canopy, or 24 inches, whichever is less.

(7) Only the name of the establishment with which the sign is associated may appear on that portion of the sign located above the permanent canopy.

(8) Display panels that announce a show or event may have plastic characters on an internally-lit background.

(9) These signs may turn on or off or change their brightness. The restrictions contained in Section 51A-7.303(b)(1) do not apply to these signs. Flashing and sequenced lighting are permitted.

(e) Projecting attached signs.

(1) ~~[This subsection applies only to projecting attached signs as defined in Section 51A-7.1203.]~~

(2) These signs must be a minimum of ten feet above grade.

(3) These signs must be located in either the bottom, top, or combined envelope depicted graphically in the diagram that is attached to and made a part of this ordinance as Exhibit B. Restrictions on the size and location of each sign depend on which envelope the sign is located in as follows:

	Bottom Envelope	Top Envelope	Combined Envelope
Maximum projection allowed from building facade	6 ft.	3 ft.	3 ft.
Maximum vertical dimension allowed	10 ft.	20 ft.	30 ft.
Maximum effective area allowed for each sign face*	30 sq. ft.	40 sq. ft.	45 sq. ft.
*Double this amount to compute the total effective area allowed for both sides of the sign.			

(4) If their characters are eight inches or less in height, these signs are not restricted as to the number of words permitted. Signs with characters more than eight inches in height are limited to five words. No character may exceed 12 inches in height if the message area exceeds 60 percent of the sign surface area.

(5) One sign is allowed above each entrance provided that signs associated with the same establishment are spaced at least 30 feet apart.

(6) No sign may be more than 12 inches thick. All messages on these signs must be located on a sign face that is perpendicular to the front building facade.

(7) No illuminated sign or element of a sign may turn on or off or change its brightness.

(8) Sources of sign illumination that are an integral part of the design of the sign, such as neon or small individual incandescent lamps, are permitted. These signs may be protected by transparent covers.

(9) Internally-lit plastic translucent signs are prohibited.

(f) Canopy fascia signs.

(1) Canopy fascia signs must comply with the operational requirements in Section 51A-7.1205.1.

(3) Canopy fascia signs may only be located on buildings with frontage on Flora Street.

(4) A maximum of two canopy fascia signs per building is allowed. Only one canopy fascia sign is allowed on a building facade.

(5) Maximum height of a canopy fascia sign is four feet.

(6) Maximum length of a canopy fascia sign is 74 feet.

(7) Maximum effective area of a canopy fascia sign is 296 square feet.

(8) Canopy fascia signs may only display premise and sponsorship content.

(g) Integrated signs.

(1) The following four integrated signs are the only integrated signs permitted:

(A) One integrated sign may be located on Ross Avenue a minimum of 10 feet from Olive Street and 260 feet from Harwood Street.

(B) One integrated sign that may only identify the building may be located on Ross Avenue a minimum of 280 feet from Olive Street and 20 feet from Harwood Street.

(C) One integrated sign may be a monument sign located on Pearl Street a minimum of 15 feet from Woodall Rodgers Freeway and 100 feet from Munger Avenue.

(i) The portion of the sign that contains the address and that does not contain tenant names must have a clear or transparent appearance.

(D) One integrated sign may be attached to a wall or a monument sign and must be located on a building site on Crockett Street and Leonard Street, east of Ross Avenue.

(i) If the integrated sign is attached to a wall, it must be located on Crockett Street.

(ii) If the integrated sign is a monument sign, it may be two sided but must be located in a building plaza area.

(3) The maximum height for an integrated sign is eight feet, measured from the bottom of the sign face to the top of the sign face.

(4) The maximum effective area for an integrated sign is 60 square feet.

(5) A single contiguous integrated sign that is able to be viewed from more than one street is considered one integrated sign.

(6) Integrated signs may be located at the building line or within five feet of a public right-of-way.

(7) All elements of an integrated sign must be consistent in color and material.

(h) [⊕] Window signs.

(1) This subsection applies only to window signs as defined in Section 51A-7.1203.

(1.1) Window signs may only consist of a business name, business logo, cultural institution information, or address.

(2) No character of a window sign may exceed 12 inches in height.

(3) The maximum amount of window area that may be utilized as sign space varies depending on the location of the window as follows:

Window Location	Maximum Window Coverage Allowed
First Story	<u>15 percent</u> [8 sq. ft. or 15 percent, whichever is less]

Second Story	<u>20 percent</u> [10 sq. ft. or 20 percent, whichever is less]
Third Story	<u>25 percent</u> [12 sq. ft. or 25 percent, whichever is less]

(4) No establishment may have more than four window signs.

(5) Hanging neon signs are permitted, provided any transformer is concealed from normal view.

(6) Opaque painted backgrounds on windows are permitted during permitted construction.

Staff recommendation:

The following was added for clarification after the conclusion of SSDAC and ADAC.

(i) Gateway signs.

(1) A maximum of two gateway signs are permitted on a building site with frontage on Ross Avenue, Pearl Street, and San Jacinto Street.

(3) Minimum setback is five feet from any public right-of-way.

(4) The combined maximum total effective area for both gateway signs is 65 square feet.

SEC. 51A-7.1208. DETACHED ~~[PRIVATE]~~ SIGNS.

(a) Detached non-premise signs. Detached non-premise signs, including kiosks that are located in the public right-of-way or on a private building site, are prohibited in this district. This provision does not apply to:

~~(1) sponsorship information; or~~ **deleted by CPC**

(2) non-premise messages allowed on construction barricade signs.

(b) Detached premise signs.

~~(1) Reserved. [This subsection applies to all detached premise signs except building identification signs, cultural institution identification signs, cultural institution identification signs, cultural institution digital signs, freestanding identification signs, construction barricade signs, and integrated signs within Subdistrict A, Subdistrict B, and Subdistrict C. For the regulations governing building identification signs, see Section 51A-7.1209. For the regulations governing cultural institution identification signs, see Section 51A-7.1210. For the regulations governing cultural institution digital signs, see Section 51A-7.1212. For the regulations governing freestanding identification signs, see Section 51A-7.1213. For the regulations governing construction barricade signs, see Section 51A-7.1214. For the regulations governing integrated signs within Subdistrict A, see Section 51A-7.1214.1. For the regulations governing integrated signs within Subdistrict B, see Section 51A-7.1214.2. For the regulations governing integrated signs within Subdistrict C, see Section 51A-7.1214.3.]~~

(2) Number. Each premise may have no more than one detached premise sign on each blockface. ~~[No detached premise sign may exceed 20 square feet in effective area.]~~

(3) Size. Except as provided in this section, detached premise signs have a maximum effective area of 30 square feet, a maximum height of 13 feet six inches, and a maximum depth of 12 inches.

(4) Illumination. Illumination of detached premise signs, if any, must be from within to illuminate the building facade or monument and produce a “halo” around the characters. No illuminated sign or element of a sign may turn on or off or change its brightness.

~~[-(3) Each premise may have no more than one sign on each blockface.~~

~~—(4) The pole support element of these signs must be a cylindrical metal column that is six inches in diameter and white in color.~~

(5) Monument signs ~~[No sign may exceed 13 feet 6 inches in height].~~

(A) A maximum of two monument signs are permitted per building site.

(B) Monument signs must be freestanding.

(C) Monument signs may be two sided but must be located in a building plaza area.

(D) Monument signs may identify a building’s original owner, architect and developer and/or a building’s multiple current tenants.

(E) Monument signs may be located at the building line.

(F) Monument signs may be located within five feet of the public right-of-way.

(G) The maximum height for a monument sign is eight feet measured to the top of the sign face.

~~(H) Except as otherwise provided, the maximum effective area for a monument sign is 50 square feet.~~

(H) Except as provided in this subparagraph, the maximum effective area for a monument sign is 50 square feet. The maximum effective area for a monument sign located in the Ross Avenue Frontage Area is 75 square feet.

(I) All elements of a monument sign must be consistent in color and material.

(6) Retaining wall signs ~~[The face of these signs must be flat. Vacuum-formed sign faces are prohibited].~~

(A) A maximum of two retaining wall signs are permitted per building site.

(B) Retaining wall signs must be mounted on a perimeter retaining wall facing a right-of-way.

(C) Retaining wall signs may identify the building’s owner or developer and multiple tenants.

(D) Retaining wall signs may be located within five feet of the public right-of-way.

(E) The maximum height for a retaining wall sign is eight feet measured to the top of the sign face.

(F) The maximum effective area for a retaining wall sign is 50 square feet.

(G) All elements of a retaining wall sign must be consistent in color and material.

~~[(7) No sign may move or rotate.~~

~~(8) No sign may be more than 12 inches thick.~~

~~(9) No illuminated sign or element of a sign may turn on or off or change its brightness.]~~

SEC. 51A-7.1209. BUILDING IDENTIFICATION SIGNS.

~~(a) [This subsection applies only to detached building identification signs as defined in Section 51A-7.1203.]~~ For purposes of this subsection, a building identification sign includes a sign that is part of a landscape design that creates a base for the sign in conjunction with a retaining wall or an open space created with the use of water or planting material.

(B) A building identification sign must be located on a monument in a landscaped area between a building facade and the property line.

(C) The maximum effective area of a building identification sign is 50 square feet.

(D) A maximum of one building identification sign is permitted per building site.

(E) These signs must be composed of individual characters made of bronze, brass, or stainless steel, or be engraved in stone.

(F) A building identification sign may be located within five feet of a public right-of-way.

~~[(b) Illumination of these signs, if any, must be from within to illuminate the building facade or monument and produce a “halo” around the characters. No illuminated sign or element of a sign may turn on or off or change its brightness.~~

~~—(c) These signs must be located:~~

~~—(1) on a building facade above an entrance;~~

~~—(2) in the building cornice area; or~~

~~—(3) on a monument in a landscaped area between a building facade and the property line.~~

~~—(d) Signs located above building entrances are limited to the building name and/or street address. A maximum of 50 square feet of effective area of each sign may be allocated to the building name, and a maximum of 25 square feet of effective area of each sign may be allocated to the building address. The maximum permitted heights of characters on these signs are 24 inches for the building name, and 12 inches for the building address. These signs are not allowed above the third story of the building.~~

~~—(e) No facade may have more than one sign in the building cornice area.~~

~~—(f) Signs on monuments must conform to the setback and area regulations of detached premise signs in this chapter generally. These signs must be composed of individual characters made of bronze, brass, or stainless steel, or be engraved in stone.]~~

(b) Freestanding district identification signs.

(A) A maximum of three freestanding district identification signs are allowed in the district.

(C) Maximum height is 20 feet.

(D) Maximum width is eight feet.

(E) A freestanding district identification sign may be located within the public right-of-way with a license.

(F) Freestanding district identification signs may be double-sided.

(G) Freestanding district identification signs may only display the district name.

[SEC. 51A-7.1210. CULTURAL INSTITUTION [~~IDENTIFICATION~~] SIGNS.

(a) Cultural institution identification signs.

(1) _____

(2) Cultural institution identification signs may only be located on:

(A) a building facade;

(B) a lower-level roof line as shown on Exhibit C; or

(C) a monument in a landscaped area between a building facade and the property line.

(3) Cultural institution identification signs on a building facade may not have an effective area greater than five percent of that building facade.

(4) Cultural institution identification signs on a lower-level roof line may not have an effective area greater than five percent of the facade segment located beneath that lower-level roof line. (See Exhibit C). No portion of the sign on a lower-level roof line may project above the structure's highest roof line.

(5) Cultural institution identification signs that are monument signs must comply with the setback and effective area regulations for detached premise signs in this chapter.

(6) Sign cabinets are not permitted.

(7) Cultural institution identification signs may be illuminated, provided the illuminated sign elements do not turn on or off, but may go through cycles of dimming and brightening to create a slow pulsing effect. Each cycle of dimming and brightening must exceed five seconds.

(8) Cultural institution identification signs must be compatible with the architectural design and contribute to the visual effect of the building.

(9) Characters may not exceed 24 inches in height.

(10) Cultural institution identification signs shall not be considered a business identification sign.

(11) Cultural institution identification signs may not have a changeable message.

(b) Digital cultural institution signs.

(1) _____

(2) Digital cultural institution signs must comply with the operational requirements in Section 51A-7.1205.1.

(3) The following six digital cultural institution signs are the only digital cultural institution signs allowed:

(A) One digital cultural institution sign is allowed at the southwest corner of the intersection of Woodall Rodgers Freeway and Jack Evans Street.

(i) Maximum height is 50 feet.

(ii) Maximum width is 20 feet.

(iii) Total maximum effective area is 1,000 square feet, per side. Maximum effective area for identification of sponsor is 400 square feet, per side.

(iv) Minimum setback is 12 feet from back of curb.

(B) One digital cultural institution sign is allowed at the northeast corner of the intersection of Ross Avenue and Leonard Street.

(i) Maximum height is 35 feet.

(ii) Maximum width is 12 feet.

(iii) Total maximum effective area is 420 square feet, per side. Maximum effective area for identification of sponsor is 144 square feet, per side.

(iv) Minimum setback is 35 feet from back of curb.

(C) Four digital cultural institution signs are allowed along Flora Street.

(i) Maximum height is 7 feet.

(ii) Maximum width is 3.5 feet.

(iii) Total maximum effective area is 8 square feet, per side. Maximum effective area for identification of sponsor is 1.25 square feet, per side.

(iv) Minimum setback is 30 feet from back of curb.

(4) Digital cultural institution signs may only display premise and sponsorship information.

(c) Façade mounted banner signs.

(1)

(2) Façade mounted banner signs shall not exceed 2,205 square feet in effective area.

(3) Façade mounted banner signs may include sponsorship information. The portion of a sign devoted to sponsorship information, if any, must not exceed 10 percent of its effective area. No sign or portion of a sign may be used to advertise a specific product or service other than the cultural event or activity.

(4) The banner must be flat against a building façade.

(5) The façade mounted banner sign must be removed no later than 30 days after its specific advertised event or activity has ended.

(d) Pole mounted banner signs.

(1) Pole mounted banner signs shall not exceed 20 square feet in effective area.

(2) Pole mounted banner signs may include sponsorship information. The portion of a sign devoted to sponsorship information, if any, must not exceed 10 percent of its effective area. No sign or portion of a sign may be used to advertise a specific product or service other than the cultural event or activity.

(3) The pole mounted banner sign must be removed no later than 30 days after its specific advertised event or activity has ended.

~~SEC. 51A-7.1211. CANOPY FASCIA SIGNS.~~

~~(a) This section applies only to canopy fascia signs as defined in Section 51A-7.1203.~~

~~—(b) Canopy fascia signs must comply with the operational requirements in Section 51A-7.1205.1.~~

~~—(c) Canopy fascia signs may only be located on buildings fronting on Flora Street.~~

~~—(d) A maximum of two canopy fascia signs per building is allowed. Only one canopy fascia sign is allowed on a building facade.~~

~~—(e) Maximum height of a canopy fascia sign is four feet.~~

~~—(f) Maximum length of a canopy fascia sign is 74 feet.~~

~~—(g) Maximum effective area of a canopy fascia sign is 496 square feet.~~

~~—(h) Canopy fascia signs may only display premise and sponsorship content. (Ord. 28071)~~

~~SEC. 51A-7.1212. CULTURAL INSTITUTION DIGITAL SIGNS.~~

~~(a) This section applies only to cultural institution digital signs as defined in Section 51A-7.1203.~~

~~—(b) Cultural institution digital signs must comply with the operational requirements in Section 51A-7.1205.1.~~

~~—(c) A maximum of six cultural institution digital signs are allowed.~~

~~—(1) One cultural institution digital sign is allowed at the southwest corner of the intersection of Woodall Rodgers Freeway and Jack Evans Street.~~

~~—(A) Maximum height is 50 feet.~~

~~—(B) Maximum width is 20 feet.~~

~~—(C) Total maximum effective area is 1,000 square feet, per side. Maximum effective area for identification of sponsor is 400 square feet, per side.~~

~~—(D) Minimum setback is 12 feet from back of curb.~~

~~—(2) One cultural institution digital sign is allowed at the northeast corner of the intersection of Ross Avenue and Leonard Street.~~

~~—(A) Maximum height is 35 feet.~~

- ~~—(B) Maximum width is 12 feet.~~
- ~~—(C) Total maximum effective area is 420 square feet, per side. Maximum effective area for identification of sponsor is 144 square feet, per side.~~
- ~~—(D) Minimum setback is 35 feet from back of curb.~~
- ~~—(3) Four cultural institution digital signs are allowed along Flora Street.~~
- ~~—(A) Maximum height is 7 feet.~~
- ~~—(B) Maximum width is 3.5 feet.~~
- ~~—(C) Total maximum effective area is 8 square feet, per side. Maximum effective area for identification of sponsor is 1.25 square feet, per side.~~
- ~~—(D) Minimum setback is 30 feet from back of curb.~~
- ~~—(d) Cultural institution digital signs may only display premise and sponsorship content. (Ord. Nos. 28071; 28553)~~

~~**SEC. 51A-7.1213. FREESTANDING IDENTIFICATION SIGNS.**~~

- ~~—(a) This section applies only to freestanding identification signs as defined in Section 51A-7.1203.~~
- ~~—(b) A maximum of three freestanding identification signs are allowed only along Flora Street.~~
- ~~—(c) Maximum height is 20 feet.~~
- ~~—(d) Maximum width is 8 feet.~~
- ~~—(e) Maximum effective area is 160 square feet, per side.~~
- ~~—(f) Minimum setback is 30 feet from back of curb.~~
- ~~—(g) Freestanding identification signs may only display premise and sponsorship content. (Ord. 28071)~~

~~**SEC. 51A-7.1214. SEC. 51A-7.1214. CONSTRUCTION BARRICADE SIGNS.**~~

- ~~—(a) This section applies only to construction barricade signs as defined in Section 51A-7.1203.~~
- ~~—(b) A minimum 10 percent of the effective area of the sign must display the names of the owner, occupant, district sponsor, district activity, and/or Woodall Rodgers Park name or activity.~~
- ~~—(c) Non-premise messages are allowed. Only one non-premise message along a street frontage is allowed.~~
- ~~—(d) Construction barricade signs must be removed when the construction barricade is removed.~~
- ~~—(e) The message area on a construction barricade sign may be fully decorated or graphically designed if:~~
 - ~~—(1) no decoration or graphic horizontally projects more than two inches from the surface of the barricade; or~~

~~—(2) no decoration or graphic vertically projects more than four feet above the top of the barricade. (Ord. Nos. 28071; 28553)~~

~~**SEC. 51A-7.1214.1. SUBDISTRICT A.**~~

~~—(a) In general. Except as provided in this division, the provisions of the Arts District Sign District apply in this subdistrict.~~

~~—(b) Tenant identity signs and building identification signs.~~

~~—(1) Only one tenant identity sign or building identification sign is permitted per facade, except that a tenant identity sign or building identification sign is not permitted on the Leonard Street facade.~~

~~—(2) Except as provided in this paragraph, tenant identity signs must be located above the highest leasable floor. On the Ross Avenue facade, a tenant identity sign may be located at any floor.~~

~~—(3) Tenant identity signs must be composed of individual letters only and illumination of these signs, if any, must be internal to each letter. No illuminated sign or element of a sign may turn on or off or change its brightness.~~

~~—(4) All tenant identity signs and building identification signs must be the same color.~~

~~—(c) Integrated sign.~~

~~—(1) Only one integrated sign is permitted.~~

~~—(2) This sign must be either an attached sign or a monument sign.~~

~~—(A) If the sign is an attached sign, it must be attached to a wall and face Crockett Street.~~

~~—(B) If the sign is a monument sign, it may be two sided, but must be located in the building plaza area.~~

~~—(3) This sign may identify the building's owner or developer and multiple tenants.~~

~~—(4) This sign may be located at the building line.~~

~~—(5) This sign may be located within five feet of a public right of way.~~

~~—(6) The maximum height for the sign is eight feet measured from the bottom of the sign face to the top of the sign face.~~

~~—(7) The maximum effective area for the sign is 50 square feet.~~

~~—(8) All elements of an integrated sign must be consistent in color and materials.~~

~~—(d) Detached premise sign. Detached premise signs may not exceed 30 square feet. (Ord. Nos. 28471; 29339)~~

~~**SEC. 51A-7.1214.2. SUBDISTRICT B.**~~

~~—(a) In general. Except as provided in this division, the provisions of the Arts District Sign District apply in this subdistrict.~~

~~—(b) Tenant identity signs and building identification signs.~~

~~—(1) Number.~~

~~—(A) Two tenant identity signs or building identification signs are permitted on the Woodall Rodgers Freeway facade and must be located at or above the third story.~~

~~—(B) Tenant identity signs are prohibited on the Munger Avenue and Crockett Street facades.~~

~~—(2) Composition and illumination. Tenant identity signs must be composed of individual letters only and illumination of these signs, if any, must be internal to each letter. No illuminated sign or element of a sign may turn on or off or change its brightness.~~

~~—(3) Color. All tenant identity signs and building identification signs must be the same white and silver color.~~

~~—(4) Facade coverage. Tenant identity signs and building identification signs may not exceed four percent of the facade to which it is affixed.~~

~~—(c) Restaurant/retail identity signs.~~

~~—(1) Two restaurant/retail identity signs are allowed on the Pearl Street facade and two restaurant/retail signs are allowed on the Woodall Rodgers Freeway facade.~~

~~—(2) Restaurant/retail identity signs must be composed of individual letters only and illumination of these signs, if any, must be internal to each letter. No illuminated sign or element of a sign may turn on or off or change its brightness.~~

~~—(3) All restaurant/retail signs must be the same white and silver color.~~

~~—(4) Restaurant/retail identity signs may not exceed four percent of the facade to which it is affixed.~~

~~—(5) Restaurant/retail identity signs may be located a maximum of 24 feet above grade.~~

~~—(d) Integrated sign.~~

~~—(1) Only one integrated sign is permitted.~~

~~—(2) This sign must be a monument sign.~~

~~—(3) This sign may be located at the building line.~~

~~—(4) This sign may be located within five feet of a public right of way. This sign must be located on Pearl Street a minimum of 15 feet from Woodall Rodgers Freeway and 100 feet from Munger Avenue.~~

~~—(5) The maximum height for the sign is eight feet measured from the bottom of the sign face to the top of the sign face.~~

~~—(6) The maximum effective area for the sign is 175 square feet. Tenant names are limited to a maximum effective area of 60 square feet. The portion of the sign that contains the address and that does not contain tenant names must have a clear or transparent appearance.~~

~~—(7) All elements of an integrated sign must be a consistent color and materials to the building.~~
(Ord. 30731)

~~SEC. 51A-7.1214.3. SUBDISTRICT C.~~

~~—(a) In general. Except as provided in this division, the provisions of the Arts District Sign District apply in this subdistrict.~~

~~—(b) Restaurant/retail identity signs.~~

~~—(1) Two restaurant/retail identity signs are allowed on the Ross Avenue facade.~~

~~—(2) Restaurant/retail identity signs must be composed of individual letters only and illumination of these signs, if any, must be internal to each letter. No illuminated sign or element of a sign may blink, flash, or change its brightness.~~

~~—(3) The maximum effective area for a restaurant/retail identity sign is 50 square feet.~~

~~—(4) Restaurant/retail identity signs may be located a maximum of 24 feet above grade.~~

~~—(5) Restaurant/retail identity signs may be located on or behind glass facades.~~

~~—(c) Building identification sign.~~

~~—(1) In this subdistrict, a building identification sign includes a sign that is part of a landscape design that creates a base for the sign in conjunction with a retaining wall or an open space created with the use of water or planting material.~~

~~—(2) The maximum effective area for a building identification sign is 40 square feet.~~

~~—(3) One building identification sign may be located on Ross Avenue a minimum of 10 feet from Olive Street and 290 feet from Harwood Street.~~

~~—(4) A building identification sign may be located within five feet of a public right-of-way.~~

~~—(d) Integrated sign.~~

~~—(1) A maximum of two integrated signs are permitted.~~

~~—(A) One integrated sign must be located on Ross Avenue a minimum of 10 feet from Olive Street and 260 feet from Harwood Street. The maximum effective area for the integrated sign at this location is 40 square feet.~~

~~—(B) One integrated sign that may only identify the building must be located on Ross Avenue a minimum of 280 feet from Olive Street and 20 feet from Harwood Street. The maximum effective area for the integrated sign at this location is 30 square feet.~~

~~—(2) An integrated sign may be located within five feet of a public right-of-way.~~

~~—(3) A single contiguous sign, able to be viewed from more than one street, is considered one integrated sign.~~

~~—(4) The maximum height for an integrated sign is eight feet, measured from the bottom of the sign face to the top of the sign face.~~

~~—(5) The characters on an integrated sign must be a minimum of four inches in height.~~

~~—(6) All integrated signs must have consistent color, materials, and fonts. (Ord. 31079).~~

SEC. 51A-7.1211 [15]. APPLICATION OF HIGHWAY BEAUTIFICATION ACTS.

For purposes of applying the Federal and Texas Highway Beautification Acts, this district is considered to be a commercial zone.

~~EXHIBIT A - ORD. 20345.~~



†

EXHIBIT A



EXHIBIT B - ORD. 20345

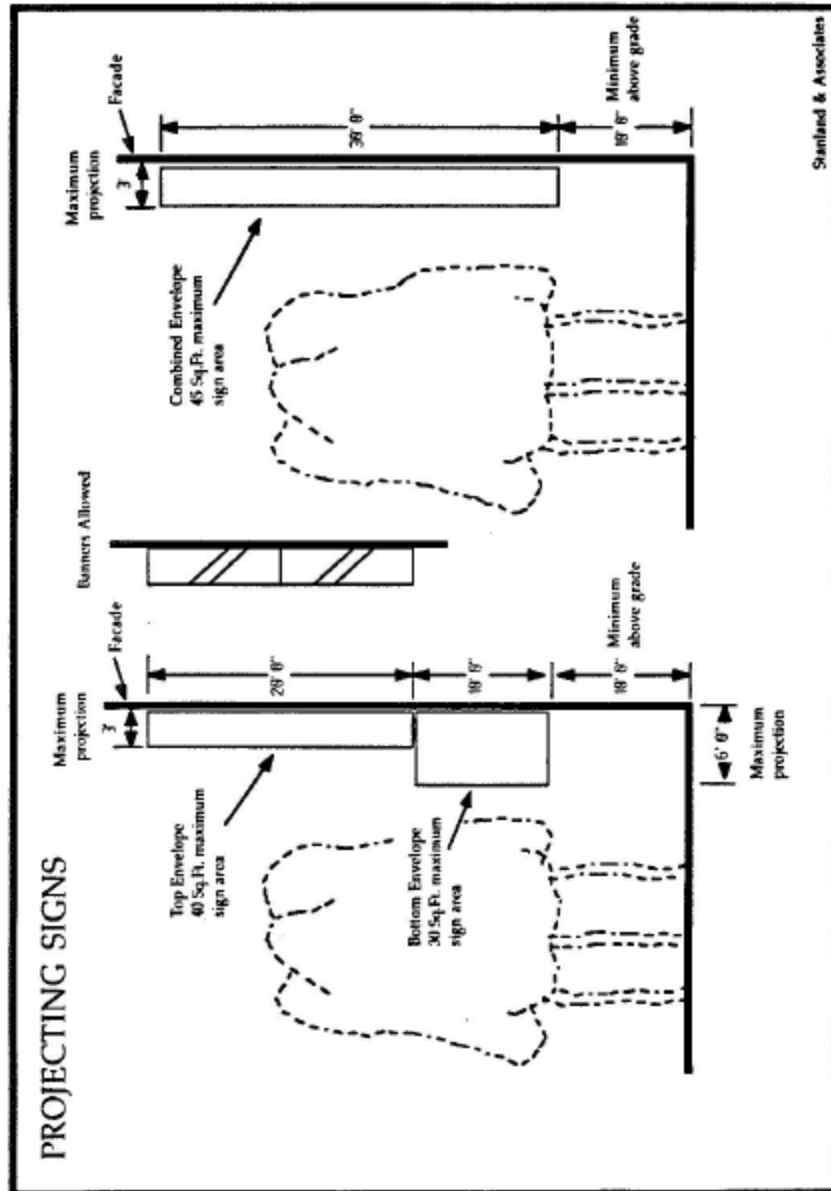
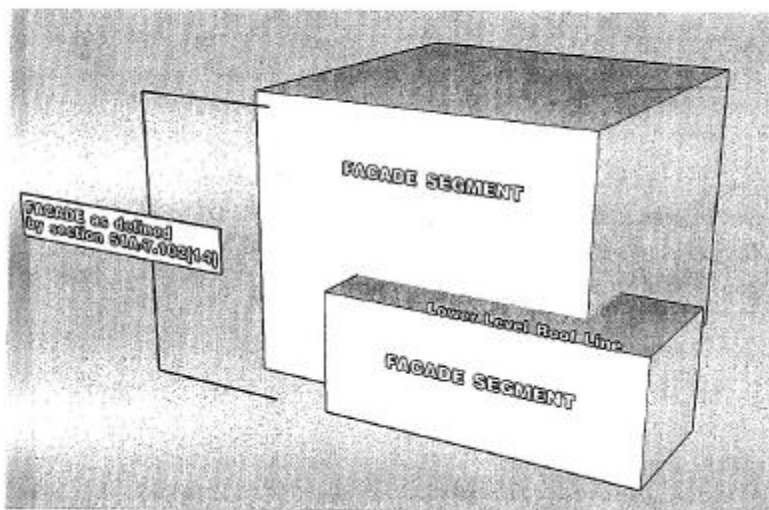


EXHIBIT C - ORD. 26768

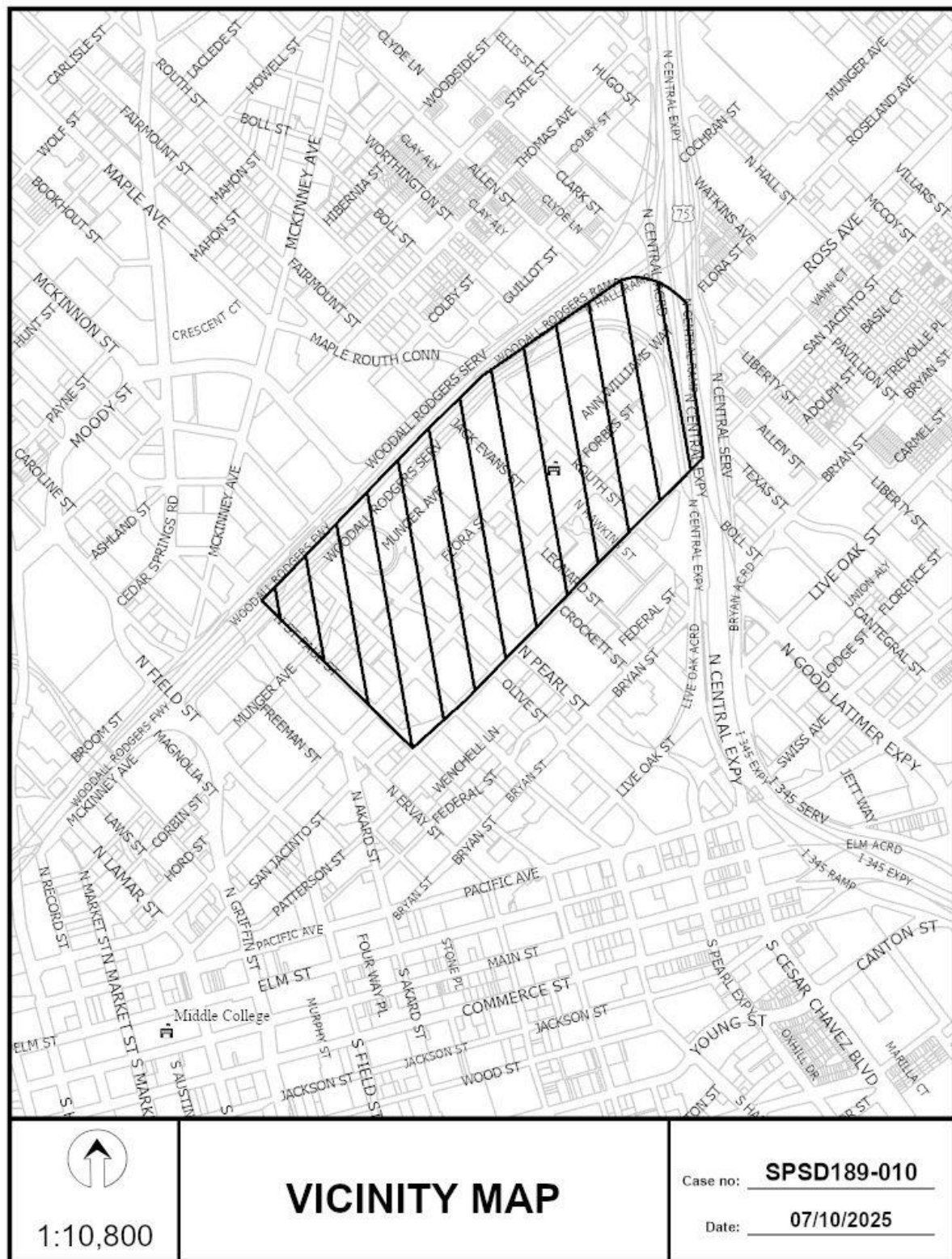
EXHIBIT C



DIVISION 51A-7.2100. Provisions for the Arts District Extension Area Sign District.

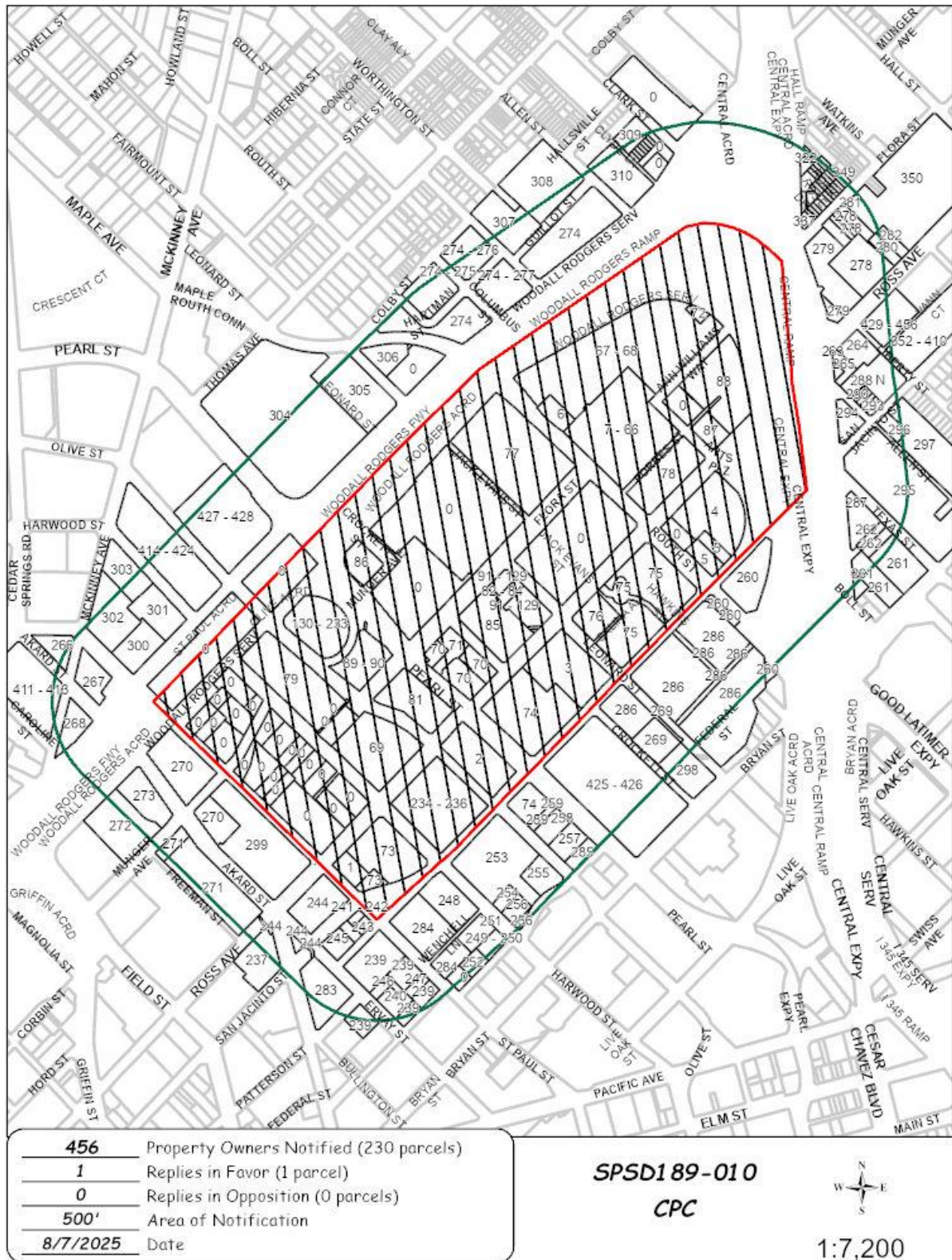
Note: The Arts District Extension Area Sign District is proposed to be repealed (removed) and become part of the proposed expanded Arts District Sign District (51A-7.1200).

To read the existing sign regulations for the Arts District Extension Area SPD, please click [here](#).









08/06/2025

Reply List of Property Owners***SPSD189-010******456 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	750	N ST PAUL ST	750 NSP HOLDINGS LLC
2	2100	ROSS AVE	DALLAS 2100 ROSS LP
3	2318	ROSS AVE	HALL ARTS TOWER LLC
4	2632	ROSS AVE	DART
5	2603	SAN JACINTO ST	SWAIN BEVERLY TONEY GST
6	1816	ROUTH ST	ST PAUL METHODIST CHURCH
7	1722	ROUTH ST	BILLINGSLEY ARTS
8	1722	ROUTH ST	BILLINGSLEY ARTS PARTNERS LTD
9	1717	ARTS PLAZA DR	HENRY BARRY &
10	1717	ARTS PLAZA DR	WELLIK JOHN & SUSAN
11	1717	ARTS PLAZA DR	OV ARTS PLAZA DALLAS LLC
12	1717	ARTS PLAZA DR	KEENAN TERESA
13	1717	ARTS PLAZA DR	BOWLES JOHN R &
14	1717	ARTS PLAZA DR	COPELAND MATTHEW
15	1717	ARTS PLAZA DR	SHINN GRESHAM J
16	1717	ARTS PLAZA DR	LUTHER JEANETTE A
17	1717	ARTS PLAZA DR	MULFORD ROSS CLAYTON
18	1717	ARTS PLAZA DR	PATEL RASESH & SUCHI
19	1717	ARTS PLAZA DR	MACMAHON CANDACE W
20	1717	ARTS PLAZA DR	MARPLE BRADLEY FRANKLIN &
21	1717	ARTS PLAZA DR	BUDNER CRAIG WILLIAM &
22	1717	ARTS PLAZA DR	CASTO DAVID M & LUANN
23	1717	ARTS PLAZA DR	BISTER BO GORAN MIKAEL &
24	1717	ARTS PLAZA DR	DHAWAN SANJAY & ANJALI
25	1717	ARTS PLAZA DR	GODSON MARK STEPHEN
			REVOCABLE
26	1717	ARTS PLAZA DR	FITE JAMES R &

08/06/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1717	ARTS PLAZA DR	NEWELL SUSAN CAROL
28	1717	ARTS PLAZA DR	OLIVER GERMAN & DIANA
29	1717	ARTS PLAZA DR	NDM EXEMPT TRUST
30	1717	ARTS PLAZA DR	CARLIN ARTHUR MARK
31	1717	ARTS PLAZA DR	ARTS RESIDENTIAL PARTNERS INC
32	1717	ARTS PLAZA DR	NICHOLS CHAD M
33	1717	ARTS PLAZA DR	KILGUST RICHARD R & MARY L TRUST
34	1717	ARTS PLAZA DR	HULSEY ROBERT A & SHARON D
35	1717	ARTS PLAZA DR	CAYTON EVANGELINE T MD
36	1717	ARTS PLAZA DR	TKACHUK ANDREY A &
37	1717	ARTS PLAZA DR	DUDUGJIAN NANCY L
38	1717	ARTS PLAZA DR	DROESE DAVID N & SUZANNE S
39	1717	ARTS PLAZA DR	FORD HUNTERS GLEN TRUST
40	1717	ARTS PLAZA DR	ROSENSTOCK STEPHEN A & GLORIA G
41	1717	ARTS PLAZA DR	LAUREN M CORR 2006 IRREVCABLE TRUST
42	1717	ARTS PLAZA DR	HIRSHMAN VALERIE ANN
43	1717	ARTS PLAZA DR	STRICK JEREMY ADAM &
44	1717	ARTS PLAZA DR	FORMAN JAMES TR & ADELE C TR
45	1717	ARTS PLAZA DR	WANGERMANN JOHN P & MAUREEN A
46	1717	ARTS PLAZA DR	MILLER CAROLYN LACY
47	1717	ARTS PLAZA DR	STAVIRAINES JACQUELINE & WILLIAM
48	1717	ARTS PLAZA DR	SANDERS JOHN LESLIE III &
49	1717	ARTS PLAZA DR	CHAMBERS JAMES H &
50	1717	ARTS PLAZA DR	TERRY SHAWN D
51	1717	ARTS PLAZA DR	DOOLIN KALETA ANN
52	1717	ARTS PLAZA DR	SMALLWOOD GREGORY
53	1717	ARTS PLAZA DR	DOOLIN KALETA A

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
54	1717	ARTS PLAZA DR	COMBS DON C & TROYLEIGH Y
55	1717	ARTS PLAZA DR	CARLIN ARTHUR M
56	1717	ARTS PLAZA DR	KEEP REVOCABLE TRUST
57	1717	ARTS PLAZA DR	PAPALIA ROCCO
58	1717	ARTS PLAZA DR	GUTHRIE STUART & SUZANNE
59	1717	ARTS PLAZA DR	BRAME RON LIVING TRUST THE
60	1717	ARTS PLAZA DR	CGLR PROPERTIES LLC
61	1717	ARTS PLAZA DR	IVANOVSKIS GEORGE &
62	1717	ARTS PLAZA DR	HOWARD TODD C & ELIZABETH
63	1717	ARTS PLAZA DR	GUPTA AMISH V
64	1717	ARTS PLAZA DR	DERMAN ANDREW B & LYNN E
65	1717	ARTS PLAZA DR	COBB BONNIE
66	1717	ARTS PLAZA DR	PENA LUCILO &
67	1035	YOUNG ST	DALLAS TERM RY & UN DEPOT
68	2702	WOODALL RODGERS FWY	CROW BILLINGSLEY 17
69	2001	ROSS AVE	ROF V ROSS INVESTMENT LLC
70	1722	PEARL ST	CSG RC
71	2251	PEARL ST	CSG RC
72	2880	WOODALL RODGERS FWY	CROW BILLINGSLEY #17 LTD
73	1928	ROSS AVE	FIRST UNITED METHODIST
74	720	OLIVE ST	FPG CT OWNER LP
75	830	LEONARD ST	2500 ROSS DEVELOPMENT LP
76	2400	ROSS AVE	SOUTHWESTERN BELL
77	2501	FLORA ST	Dallas ISD
78	2611	ROSS AVE	ARTS GFPG LLC
79	2021	FLORA ST	NASHER FOUNDATION THE
80	901	PEARL ST	FLORA PARKING LLC
81	2101	ROSS AVE	DALLAS BAR FOUNDATION
82	2323	ROSS AVE	HALL LONE STAR ASSOC LP
83	2350	FLORA ST	HALL ARTS RESIDENCE LLC
84	2350	FLORA ST	HALL LONE STAR ASSOCS LP
85	2323	ROSS AVE	MASAVEU ROSS AVENUE LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	86	1900 N PEARL ST	STRS OHIO TX REAL ESTATE
	87	1704 ARTS PLAZA	DALLAS BLACK DANCE THEATRE
	88	2809 ROSS AVE	FELLOWSHIP CHURCH
	89	1801 N PEARL ST	ATELIER APARTMENTS LLC
	90	901 PEARL ST	FLORA PARKING LLC &
	91	1747 LEONARD ST	BATTAGLIA SUSAN
	92	1747 LEONARD ST	DGS TRUST
	93	1747 LEONARD ST	MARCUS LINDA
	94	1747 LEONARD ST	HERMES ANDREA & DWAYNE
	95	1747 LEONARD ST	ABEYTA EDWARD IV &
	96	1747 LEONARD ST	FRAKER JACK
	97	1747 LEONARD ST	WHITE FAMILY TRUST THE
	98	1747 LEONARD ST	DAYTON JOHN W
	99	1747 LEONARD ST	HALL ARTS RESIDENCES LLC
	100	1747 LEONARD ST	HALL CRAIG LIVING TRUST &
	101	1747 LEONARD ST	VERGARARUIZ REVOCABLE TRUST
	102	1747 LEONARD ST	PAIGE NATHAN
	103	1747 LEONARD ST	JACKSON NICOLA
	104	1747 LEONARD ST	STARR MARC & ANNEMARIE
	105	1747 LEONARD ST	SWEET MEMORIES LIVING TRUST
	106	1747 LEONARD ST	BRIGGS ROBERT M & NANCY L
	107	1747 LEONARD ST	LEITCH RUSSELL GLYNE
	108	1747 LEONARD ST	NAIDU RAJIV & KRISTIN
	109	1747 LEONARD ST	TAMS CONNECTION LP
	110	1747 LEONARD ST	GRAY ROBERT ONEAL & LYNN
	111	1747 LEONARD ST	LOEWINSOHN ALAN S
	112	1747 LEONARD ST	EDLEN PROPERTY TRUST THE
	113	1747 LEONARD ST	ANNESE DANIEL M &
	114	1747 LEONARD ST	TODD TRACY IRREVOCABLE
	115	1747 LEONARD ST	CHERNG FAMILY TRUST
	116	1747 LEONARD ST	SOUTH KAIBAB TRUST
	117	1747 LEONARD ST	STEWART PAMELA S & ROBERT S

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	118	1747 LEONARD ST	NELSON WILLIAM C & LINDA E
	119	1747 LEONARD ST	FASOLA KENNETH J & BARBARA L
	120	1747 LEONARD ST	GERONIMO PROPERTIES LLC
	121	1747 LEONARD ST	LOPORCARO MARRA LIVING TRUST
	122	1747 LEONARD ST	YATES DENISE & GEOFF
	123	1747 LEONARD ST	KENDRICK GRETCHEN &
	124	1747 LEONARD ST	TONTI JOHN W
	125	1747 LEONARD ST	OSS FREDERICK M & SIRI J
	126	1747 LEONARD ST	COOPER FAMILY TRUST THE
	127	1747 LEONARD ST	ABRAMS FRANCIS JOHN & LYNDA DAVIS
	128	2323 ROSS AVE	FLORA LEONARD RETAIL RE LLC
	129	1717 LEONARD ST	LEONARD HOTEL RE LLC
	130	1918 OLIVE ST	SHAH BIPIN C & MRUNALINI
	131	1918 OLIVE ST	STAVIRAINES JACQUELINE & WILLIAM
	132	1918 OLIVE ST	ROZZELL CHRISTOPHER DAVID &
	133	1918 OLIVE ST	BROWN STEPHEN L & ANN B
	134	1918 OLIVE ST	NICHOLS CHAD M
	135	1918 OLIVE ST	OWENS GARY W & CARA G
	136	1918 OLIVE ST	MILLER ROBERT H
	137	1918 OLIVE ST	FITZGERALD ROSE M
	138	1918 OLIVE ST	STENZLER MARTIN &
	139	1918 OLIVE ST	LEMAK JOHN & ELEANOR
	140	1918 OLIVE ST	BICKFORD MICHAEL ALLEN & KATHY GALLAGHER TR
	141	1918 OLIVE ST	SHINN BARBARA
	142	1918 OLIVE ST	REGEN INVESTMENTS LTD
	143	1918 OLIVE ST	HORCHOW REGEN LIVING TRUST
	144	1918 OLIVE ST	WOEHR MICHELLE S &
	145	1918 OLIVE ST	HEIKEN LIVING TRUST
	146	1918 OLIVE ST	PANT MUKTESH & VINITA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	147	1918 OLIVE ST	HEBERTSCHECHTER TRUST THE
	148	1918 OLIVE ST	SOLOMON MARK S
	149	1918 OLIVE ST	WAISANEN LARRY J & MARILYN J
	150	1918 OLIVE ST	KRISHNA SHAILENDRA & RITU
	151	1918 OLIVE ST	DALLAS MT TRUST
	152	1918 OLIVE ST	NELSON MARGARET J REVOCABLE
	153	1918 OLIVE ST	MT 902 LLC
	154	1918 OLIVE ST	MUELLER TERRY
	155	1918 OLIVE ST	LE KENNETH L
	156	1918 OLIVE ST	HENDERSON REBECCA & RALPH
	157	1918 OLIVE ST	ILLMER RICHARD A & NANCY D
	158	1918 OLIVE ST	HOWELL DOUG & DIANNE
	159	1918 OLIVE ST	HUTCHESON JAMES
	160	1918 OLIVE ST	NANDA SERVICES LTD
	161	1918 OLIVE ST	NELSON GREGORY J & KATHERINE A
	162	1918 OLIVE ST	NAVIAS CRAIG & ESTHER TRUST THE
	163	1918 OLIVE ST	BRAVCO PARTNERS LTD
	164	1918 OLIVE ST	L&B FAMILY TRUST
	165	1918 OLIVE ST	FROSTY VALLEY 3 LLC
	166	1918 OLIVE ST	HEBERTSCHECHTER TRUST
	167	1918 OLIVE ST	FISCHER STEPHANIE S
	168	1918 OLIVE ST	WILSON FAMILY TRUST
	169	1918 OLIVE ST	HINOJOSA NOE JR & MARCIA G
	170	1918 OLIVE ST	POP LIFE LLC
	171	1918 OLIVE ST	GRUBER MIKE & DIANE
	172	1918 OLIVE ST	CASHON KELLIE W
	173	1918 OLIVE ST	HIDUKE MARK ANDREW
	174	1918 OLIVE ST	ESREY CARL
	175	1918 OLIVE ST	PARK & PEARL LLC
	176	1918 OLIVE ST	MUSSELMAN JAMES & JULIE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	177	1918 OLIVE ST	SLYM REVOCABLE TRUST THE
	178	1918 OLIVE ST	CARTY DONALD J & ANA M
	179	1918 OLIVE ST	GENDRON FAMILY TRUST
	180	1918 OLIVE ST	HAGGE TIFFANY
	181	1918 OLIVE ST	NICKELL ROBERT A
	182	1918 OLIVE ST	LAMBKA MICHAEL
	183	1918 OLIVE ST	HSIEH JACKSON & MINALIE CHEN
	184	1918 OLIVE ST	MT 1918 OLIVE LLC
	185	1918 OLIVE ST	FISCHER BENNO JOHN &
	186	1918 OLIVE ST	RISKEY DWIGHT R & CYNTHIA L
	187	1918 OLIVE ST	NAFTALIS RICHARD C &
	188	1918 OLIVE ST	EDWARDS JULIA Z
	189	1918 OLIVE ST	CRAIG REVOCABLE TRUST
	190	1918 OLIVE ST	
	191	1918 OLIVE ST	JEFFERS HARRIET REVOCABLE TRUST
	192	1918 OLIVE ST	OLSON CURTIS REVOCABLE TRUST
	193	1918 OLIVE ST	GARTNER JAY S & MARY JO HERNANDEZGARTNER
	194	1918 OLIVE ST	LMR 2013 TRUST
	195	1918 OLIVE ST	MADDREY WILLIS
	196	1918 OLIVE ST	BULA PROPERTIES III LLC
	197	1918 OLIVE ST	BASS ALICE WORSHAM
	198	1918 OLIVE ST	LEE WEIPING ANDREW &
	199	1918 OLIVE ST	FOX PATRICK & CYNTHIA E
	200	1918 OLIVE ST	TELFER GEOFFREY DAVID
	201	1918 OLIVE ST	BAGHERI MAMAD
	202	1918 OLIVE ST	SIMON KAREN J REVOCABLE TRUST
	203	1918 OLIVE ST	GIBBS REVOCABLE LIVING TRUST THE
	204	1918 OLIVE ST	B 29 PROPERTIES LLC
	205	1918 OLIVE ST	ARAL PROPERTIES LLC

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	206	1918 OLIVE ST	KOCUREK SCOTT L &
	207	1918 OLIVE ST	DOERING JOAN
	208	1918 OLIVE ST	DO TUAN ANH & THUY T L
	209	1918 OLIVE ST	BARSACHS EDWIN HARRY JR &
	210	1918 OLIVE ST	CLENDENING JOHN & HAZEL
	211	1918 OLIVE ST	AJD 2019 FAMILY TRUST
	212	1918 OLIVE ST	CAPELA JILL D
	213	1918 OLIVE ST	SINGH ASHIT & KIRTI
	214	1918 OLIVE ST	WONG DENNIS JASON
	215	1918 OLIVE ST	KAPLAN ROBERT S
	216	1918 OLIVE ST	HASKE MICHAEL R & NANCY
	217	1918 OLIVE ST	TRIEB MARK ALAN & SHAUNA J
	218	1918 OLIVE ST	FITZSIMONS HUGH ASA IV
	219	1918 OLIVE ST	BURRUP 59 LLC
	220	1918 OLIVE ST	Y&O BARNES LLC
	221	1918 OLIVE ST	RUBINSTEIN LISA G & YOAV
	222	1918 OLIVE ST	KRUGER DAVID SHADE
	223	1918 OLIVE ST	TRAWEEK JAMES W JR &
	224	1918 OLIVE ST	IVY R STEVEN &
	225	1918 OLIVE ST	DTHP PROPERTY LLC
	226	1918 OLIVE ST	ANNESE DANIEL M &
	227	1918 OLIVE ST	MOONLIGHT TRUST
	228	1918 OLIVE ST	FERRY THOMAS A &
	229	1918 OLIVE ST	HICKS THOMAS O & CINDA CREE
	230	1918 OLIVE ST	CHRIST FAMILY TRUST THE
	231	1918 OLIVE ST	PHH REVOCABLE MANAGEMENT TRUST
	232	1918 OLIVE ST	1918 OLIVE STREET TRUST
	233	1918 OLIVE ST	SIEGERT PAUL ERIC
	234	2000 ROSS AVE	ROF V ROSS UNIT III LLC
	235	2000 ROSS AVE	ROF V INVESTMENT LLC
	236	2000 ROSS AVE	MOON HOTEL ARTS DISTRICT LTD

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
237	1516	ROSS AVE	YMCA OF METROPOLITAN DALLAS
238	1516	ROSS AVE	YMCA OF METROPOLITAN DALLAS
239	1610	PATTERSON AVE	FIRST BAPTIST CHURCH OF
240	1801	SAN JACINTO ST	FIRST BAPTIST CHURCH OF
241	1707	SAN JACINTO ST	FIRST BAPTIST CHURCH OF
242	1707	SAN JACINTO ST	FIRST BAPTIST CHURCH OF
243	701	N ST PAUL ST	FIRST BAPTIST CHURCH OF
244	1806	ROSS AVE	ROSS TOWER SCHPI LP
245	1707	SAN JACINTO ST	FIRST BAPTIST CHURCH OF
246	1700	PATTERSON AVE	FIRST BAPTIST CHURCH OF
247	1801	FEDERAL ST	FIRST BAPTIST CHURCH OF
248	717	N HARWOOD ST	SKW B HARWOOD OWNER LLC
249	601	N HARWOOD ST	COMM 2014UBS5
250	1803	FEDERAL ST	1999 ASSOCIATES LTD
251	609	N HARWOOD ST	MAHER PROPERTIES TWO
252	1805	FEDERAL ST	BRYAN STREE PARKING LP
253	704	N HARWOOD ST	POLLOCK REALTY CORP
254	606	N HARWOOD ST	FROST NATL BANK TRUSTEE
255	2009	FEDERAL ST	BRYAN TOWER PARKING LLC
256	600	N HARWOOD ST	BT PARKS L P
257	711	PEARL ST	ERIUS PROPCO 3 LLC
258	723	N PEARL ST	ERIUS ACQUISITION PROPCO 3 LLC
259	708	OLIVE ST	MCCLAIN CAROLYN
260	2502	SAN JACINTO ST	DALLAS AREA RAPID TRANSIT
261	2709	BRYAN ST	TM DEVELOPMENT PARTNERS LTD
262	825	TEXAS ST	TM DEVELOPMENT PTNRS LP
263	3008	ROSS AVE	ROSS CENTRAL INVESTORS
264	3030	ROSS AVE	ADX REAL ESTATE LLC
265	1030	N CENTRAL EXPY	TOMAINO PPTIES LP
266	1899	MCKINNEY AVE	RPC 1899 MCKINNEY LLC
267	1845	WOODALL RODGERS FWY	WDC FUB OFFICE OWNER LLC
268	2121	N AKARD ST	2121 AKARD PS LP
269	717	LEONARD ST	DIGITAL 717 LEONARD LP

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	270	1900 N AKARD ST	HUNT DALLAS OFFICE LP
	271	1717 N AKARD ST	INLAND AMERICAN LODGING DALLAS AKARD LIMITED PARTN
	272	1616 WOODALL RODGERS FWY	ONCOR ELECTRIC DELIVERY CO LLC
	273	1901 N AKARD ST	CLEMENTS FOUNDATION
	274	2121 ROUTH ST	POST APARTMENT HOMES LP
	275	2121 ROUTH ST	POST APARTMENT HOMES LP
	276	2121 ROUTH ST	POST APARTMENT HOMES LP
	277	2121 ROUTH ST	POST APARTMENT HOMES LP
	278	3020 FLORA ST	3121 ROSS ROSE LLC
	279	1700 N CENTRAL EXPY	DUCKINS PARTNERS LTD A TX
	280	3125 ROSS AVE	3125 ROSS AVE LLC
	281	3024 FLORA ST	CROW STUART
	282	3129 ROSS AVE	IVEY HOLDINGS LLC
	283	500 N AKARD ST	ROSS TOWER SCHPI LP
	284	608 N ST PAUL ST	FIRST BAPTIST CHURCH OF
	285	701 PEARL ST	ERIUS ACQUISITION PROPCO 3 LLC
	286	770 LEONARD ST	SPIRE DEVELOPMENT HOLDINGS LLC
	287	910 N CENTRAL EXPY	TM DEVELOPMENT PTNRS LP
	288	1010 ALLEN ST	ALLEN STREET BROWNSTONE
	289	1008 ALLEN ST	JHS ALLEN INVESTMENTS
	290	1006 ALLEN ST	DESILVA SUZANNE
	291	1004 ALLEN ST	NEAGLE TIMOTHY JOHN
	292	1002 ALLEN ST	WALLER CLINTON DAVID
	293	1000 ALLEN ST	DURON MARCUS S
	294	2909 SAN JACINTO ST	SHERRELL RODNEY
	295	910 TEXAS ST	910 TX PARTNERS LLC
	296	3000 SAN JACINTO ST	THREE THOUSAND SJ LLC
	297	906 ALLEN ST	910 TX PARTNERS LLC
	298	2323 BRYAN ST	DIGITAL BRYAN STREET PS
	299	1807 ROSS AVE	HUNT ROSS AKARD LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	300	1909 WOODALL RODGERS FWY	L & W REAL ESTATE LLC
	301	2121 N HARWOOD ST	L & W REAL ESTATE LLC
	302	1900 MCKINNEY AVE	MCKINNEY AVE TX PARTNERS LP
	303	1920 MCKINNEY AVE	1900 MCKINNEY HARWOOD LLC
	304	2200 N PEARL ST	FEDERAL RESERVE BANK OF
	305	2191 MAPLE ROUTH CONN	FEDERAL RESERVE BANK OF
	306	2121 MAPLE AVE	SL MAPLE LP
	307	2106 BOLL ST	USCMF STELLA LLC
	308	2826 GUILLOT ST	ONCOR ELECRTC DELIVERY COMPANY
	309	2101 CLARK ST	3010 STATE ST LP
	310	2201 ALLEN ST	SPEACP RC
	311	2111 CLARK ST	HOLT DAVID ERIC
	312	2111 CLARK ST	GILBERT WILLIAM CAMERON &
	313	2111 CLARK ST	GRECO STEPHEN C
	314	2111 CLARK ST	PETERSON JEFFERY
	315	2111 CLARK ST	QUIGLEY MICHAEL COLLIN
	316	2111 CLARK ST	STOUTJESDYK JAMES
	317	2111 CLARK ST	KOONE WILLIAM D
	318	2111 CLARK ST	CHEN ANDREW LI &
	319	3025 CLAMATH DR	TWIN LAKES PLAZA LP
	320	3025 CLAMATH DR	XIE YIN &
	321	3023 CLAMATH DR	MILLICAN ALEXANDER G
	322	3017 CLAMATH DR	MADARASC JOHN
	323	3016 CLAMATH DR	TWIN LAKES PLAZA LP
	324	3018 CLAMATH DR	GREEN JAMES AARON
	325	3020 CLAMATH DR	MABERRY DONNIE R & MELISSA
	326	3022 CLAMATH DR	BAUER TANNER LYNN
	327	3024 CLAMATH DR	VALDIVIA ANDREA GRACIA
	328	3026 CLAMATH DR	SCHNEIDER PENNY
	329	3025 ZENIA DR	SOSA RICARDO TREVINO &
	330	3023 ZENIA DR	HENDRICKS EMMANUEL ELADIO

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	331	3021 ZENIA DR	STALLION GROWTH FUND LLC
	332	3019 ZENIA DR	LASKIS EVA
	333	3017 ZENIA DR	AKINLOLU SAULABIU
	334	3015 ZENIA DR	CHRISTOPHER NITIN & RACHEL
	335	3009 ZENIA DR	SINGH AMRIK
	336	3001 ZENIA DR	BIRMINGHAM ANDREW
	337	3002 ZENIA DR	PATEL DARSHAN
	338	3004 ZENIA DR	URIBE EDUARDO GAITAN
	339	3006 ZENIA DR	WILLIAMS PRESTON N &
	340	3008 ZENIA DR	LAPLANTE MARK
	341	3010 ZENIA DR	GE TIFFANY
	342	3012 ZENIA DR	ROGERS SCOTT &
	343	3014 ZENIA DR	GRONK PROPERTIES LLC
O	344	3016 ZENIA DR	RUSSELL SAMMY L
	345	3018 ZENIA DR	PHILLIPS CARA D
	346	3020 ZENIA DR	RASCHUBER JENNIFER &
	347	3022 ZENIA DR	PERRY THEODORE
	348	3024 ZENIA DR	MCDONALD ROBERT JAMES
	349	3026 ZENIA DR	PEKAR CASSANDRA
	350	1707 N HALL ST	SHF I ICON LLC
	351	11111 ROSS AVE	DOWNTOWN CONNECTION DALLAS TIF#120
	352	3105 SAN JACINTO ST	LIPPERT DYLAN C & COURTNEY C
	353	3105 SAN JACINTO ST	BYRD MARY
	354	3105 SAN JACINTO ST	CHANG LEWIS
	355	3105 SAN JACINTO ST	WRIGHT DEBORAH KAYE
	356	3105 SAN JACINTO ST	ORTIZ FRANCISCO E & ESMERALDA H AGUILAR
	357	3105 SAN JACINTO ST	HERNANDEZ LESLIE
	358	3105 SAN JACINTO ST	ROOZROKH HOLLY
	359	3105 SAN JACINTO ST	KALPAKIAN DAVID
	360	3105 SAN JACINTO ST	MORENO SERGIO &
	361	3105 SAN JACINTO ST	LATO ANA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	362	3105 SAN JACINTO ST	SENTHILKUMAR ANISH
	363	3105 SAN JACINTO ST	ANCONA ANDREW
	364	3105 SAN JACINTO ST	FRIAS ANDRES MAURICIO VINUEZA
	365	3105 SAN JACINTO ST	DONG WEI
	366	3105 SAN JACINTO ST	CHISHOLM WILLIAM B
	367	3105 SAN JACINTO ST	WEKENBORG ELIZABETH PAIGE
	368	3105 SAN JACINTO ST	ARTEAGA ROBERTO RAMOS &
	369	3105 SAN JACINTO ST	ARANZA HUMBERTO & LIDIA
	370	3105 SAN JACINTO ST	AFZAL AASIM & MARIUM
	371	3105 SAN JACINTO ST	SMITH SANDY R
	372	3105 SAN JACINTO ST	SCOTT RONALD B & LYNDIE COFFEY
	373	3105 SAN JACINTO ST	REYNA CESAR
	374	3105 SAN JACINTO ST	SHAHEED JAMEELAH NIMAT
	375	3105 SAN JACINTO ST	VILLEGAS REYES ARROYO
	376	3105 SAN JACINTO ST	WHITE PHYLLIS
	377	3105 SAN JACINTO ST	SETIAWAN ANTHONY TAN & BIANCA TAN
	378	3105 SAN JACINTO ST	FEO GIUSEPPED
	379	3105 SAN JACINTO ST	CREWS JOHN CHADWICK JR
	380	3105 SAN JACINTO ST	SHRESTHA BIJAY
	381	3105 SAN JACINTO ST	DAMICO NICOLAS D
	382	3105 SAN JACINTO ST	REYES MANUEL & MARIA BEGONA
	383	3105 SAN JACINTO ST	HUDGENS CHAD & MEGAN
	384	3105 SAN JACINTO ST	JONES CATHY
	385	3105 SAN JACINTO ST	ANDERSON M SPENCER
	386	3105 SAN JACINTO ST	ANDREWS DLENE
	387	3105 SAN JACINTO ST	HINTON LEILANI
	388	3105 SAN JACINTO ST	ANACHU CHIKEZIE D
	389	3105 SAN JACINTO ST	CARRUTHERS HALEY QUINN
	390	3105 SAN JACINTO ST	LECROY JESSICA
	391	3105 SAN JACINTO ST	GUTTADAURO SAMANTHA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
392	3105	SAN JACINTO ST	MINGO JERRY & HELEN RUTH
393	3105	SAN JACINTO ST	SILVAS JESSICA RYAN
394	3105	SAN JACINTO ST	SANTAMARIA RODRIGO JR
395	3105	SAN JACINTO ST	RODRIGUEZ DANIEL
396	3105	SAN JACINTO ST	ABUSAAD MOHAMMAD
397	3105	SAN JACINTO ST	GARZA DORA
398	3105	SAN JACINTO ST	YUAN LEON
399	3105	SAN JACINTO ST	TROUT DARREN M
400	3105	SAN JACINTO ST	HOLLMER JAMES F
401	3105	SAN JACINTO ST	OLSON MATTHEW
402	3105	SAN JACINTO ST	EARLEY CATHERINE M
403	3105	SAN JACINTO ST	HANSON SCOTT D
404	3105	SAN JACINTO ST	FATEMIAN SEYEDA
405	3105	SAN JACINTO ST	HAWORTH HADEN BRIA
406	3105	SAN JACINTO ST	MOORE RACHEL
407	3105	SAN JACINTO ST	ORTIZ CLAUDIA
408	3105	SAN JACINTO ST	THEO GRANT B
409	3105	SAN JACINTO ST	REYERO DAVID
410	3105	SAN JACINTO ST	SUTTON MCKENNA GAIL
411	1717	MCKINNEY AVE	GAEDEKE HOLDINGS XIV LTD
412	1700	CEDAR SPRINGS RD	LG CEDAR SPRINGS LP
413	1717	MCKINNEY AVE	GAEDEKE HOLDINGS XIV LTD
414	2000	MCKINNEY AVE	UNION INVESTMENT REAL EST GMBH
415	2025	WOODALL RODGERS FWY	CLUNIS KEVIN A & AYANNA N
416	2025	WOODALL RODGERS FWY	MADRAZO ALEX & JANET
417	2025	WOODALL RODGERS FWY	SMITH BRITT WILLIAM &
418	2025	WOODALL RODGERS FWY	BLUE DOG RESIDENTIAL TRUST
419	2025	WOODALL RODGERS FWY	NASH GEORGE CAMERON
420	2025	WOODALL RODGERS FWY	LEVY WALTER M &
421	2025	WOODALL RODGERS FWY	THREE LITTLE BIRDS TRUST
422	2025	WOODALL RODGERS FWY	HATTON PHILLIP S & SHARON L

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	423	2025 WOODALL RODGERS FWY	KOZEL DAVID F
	424	2025 WOODALL RODGERS FWY	SYDEPARK LTD
	425	600 N PEARL ST	SGP POTA LLC
	426	600 N PEARL ST	INLAND AMERICAN LODGING DALLAS PEARL LTD PS
	427	2121 N PEARL ST	TC UPTOWN ASSOCIATES LLC
	428	2100 N OLIVE ST	JPMORGAN CHASE BANK NATIONAL
	429	1016 LIBERTY ST	GRIFFIN LAURA
	430	1016 LIBERTY ST	COLLVER BRITNEY
	431	1016 LIBERTY ST	YACOS JOHN
	432	1016 LIBERTY ST	MALCZEWSKI JANUSZ P
	433	1016 LIBERTY ST	ZADA FARHAN ALI
	434	1016 LIBERTY ST	CARMICHAEL CHARLIE FLETCHER III
	435	1016 LIBERTY ST	SAKI IDEAN & AUVEED
	436	3102 ROSS AVE	HOPSON WILLIAM
	437	3102 ROSS AVE	MILLER HENRY SHELTON &
	438	3102 ROSS AVE	CASE DREW C
	439	3102 ROSS AVE	CHIDESTER DAVID M
	440	3102 ROSS AVE	TOLENTINO LUZ R &
	441	3102 ROSS AVE	BRINEY DANIEL
	442	3102 ROSS AVE	OBARR HOUSING LLC
	443	3110 ROSS AVE	WINTERROWD JEREMY R
	444	3110 ROSS AVE	CHALFIN GREGORY &
	445	3110 ROSS AVE	LIEBIG NATHAN &
	446	3110 ROSS AVE	KEFLAY SHUSHAN BERHE
	447	3110 ROSS AVE	CURRY MICHAEL LAWRENCE
	448	3110 ROSS AVE	WATSON ADRIAN REVOCABLE TR
	449	3110 ROSS AVE	RUBIN ADAM
	450	3118 ROSS AVE	NGUYEN DONG
	451	3118 ROSS AVE	NGUYEN TONY

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	452	3118 ROSS AVE	SHANKLIN CARLY
	453	3118 ROSS AVE	MARSHALL COURTNEY
	454	3118 ROSS AVE	FOSTER ROGER H
	455	3118 ROSS AVE	MORILLOMACHADO LIVING TRUST
	456	3118 ROSS AVE	MORENO MARC A